



12 Myers Close, Sinfin Derby, DE24 9PQ Offers Over £220,000

AN EXTREMELY SPACIOUS, EXTENDED, THREE-BEDROOMED SEMI-DETACHED BUNGALOW, in a pleasant and mature cul-de-sac setting, close to local amenities. Requiring internal inspection to be fully appreciated, the property affords a highly adaptable interior. Having the benefit of gas central heating and uPVC double glazing, the accommodation briefly comprises: -

INTERNALLY, entrance hall, inner hall, generous lounge, extended modern fitted breakfast kitchen, three well-proportioned bedrooms, and bathroom. EXTERNALLY, triple car standing spaces to the front, and enclosed rear garden. EPC C, Council Tax Band B.

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The Property

A two-bedroom semi-detached bungalow, which in more recent years has been extended to both the side and rear, to afford an extremely spacious and well-appointed interior, requiring internal inspection, and not a casual kerbside glance, to be fully appreciated. Comprising; entrance hall, inner hall, lounge, kitchen, three bedrooms, bathroom, triple car standing, and enclosed rear garden.

Location

The property enjoys a well-established cul-de-sac setting, in the suburb of Sinfin, within walking distance of a range of local amenities to include; shopping, schooling, leisure facilities, places of worship, doctors and dental surgeries, hair and beauty salons, public houses, and eateries. Ease of access is afforded to the A38 and A50 for commuting throughout the region.

Directions

When leaving Derby city centre by vehicle, proceed along Burton Road and on reaching the traffic lights at the inner ring road turn left onto Warwick Avenue, continuing over the traffic island into Kenilworth Avenue, before turning right at the traffic lights onto Sinfin Lane. Continue along Sinfin Lane, through the traffic lights, and at the first traffic island turn left into Lynwood Road, and right into The Chase, following the road round to find Myers Close on the lefthand side.

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Viewings

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13528

Accommodation

Having the benefit of gas central heating and uPVC double glazing, the detailed accommodation comprises: -

INTERNALLY

Entrance Hall

Having uPVC entrance door, and tiled floor.

Inner Hall

Having uPVC double glazed window, central heating radiator, and access to the loft space by way of a timber loft ladder.

Utility Cupboard

Having plumbing for automatic washing machine.

Generous Lounge

6.07m x 3.48m (19'11" x 11'5")

Having uPVC double glazed double French doors to the rear garden, Adam-style fire surround with tiled hearth and fitted 'living flame' coal gas fire, central heating radiator, two wall light points, and laminate flooring.



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Extended Breakfast Kitchen

5.33m x 2.44m (17'6" x 8'0")

Having range of modern white fitments comprising larder unit, two double corner base units, two double base units, three single base units, two sets of drawers, two double wall units, four single wall units, and further double wall unit with glazed doors, together with integrated appliances to include five-ring gas hob with AEG extractor hood and light over, AEG electric double oven, one-and-a-half bowl single-drainer sink unit, ample work surface areas with tiled splashbacks, heated chrome towel rail, uPVC double glazed window to the rear, uPVC double glazed door to the garden, ten ceiling downlighters, and wall-mounted Baxi gas-fired combination boiler providing domestic hot water and central heating.



Bedroom One

4.19m x 3.56m (13'9" x 11'8")

Having uPVC double glazed window to the front, fitted double wardrobes with sliding mirrored doors, and central heating radiator.



Bedroom Two

3.53m x 3.40m (11'7" x 11'2")

Having uPVC double glazed window, and central heating radiator.



Bedroom Three/Dining Room

5.79m x 2.24m max (19'0" x 7'4" max)

Having uPVC double glazed window, laminate flooring, and central heating radiator.



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Bathroom

Having modern suite comprising low-level WC, wash hand basin in vanity unit with cupboards under, and panelled bath with shower over and shower screen to the side, together with full-height built-in linen cupboard, heated chrome towel rail, tiled walls, five ceiling downlighters, and ceiling extractor fan.



EXTERNALLY

Front Garden

Having tarmacadam-surfed finish, and affording triple car standing spaces.

Rear Garden

Pleasant rear garden, enclosed by fencing for privacy, having lawn, and flower and shrub borders.



ADDITIONAL INFORMATION

Tenure

We understand the property is held freehold, with vacant possession provided upon completion.

Services

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

Anti-Money Laundering (AML) Regulations

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

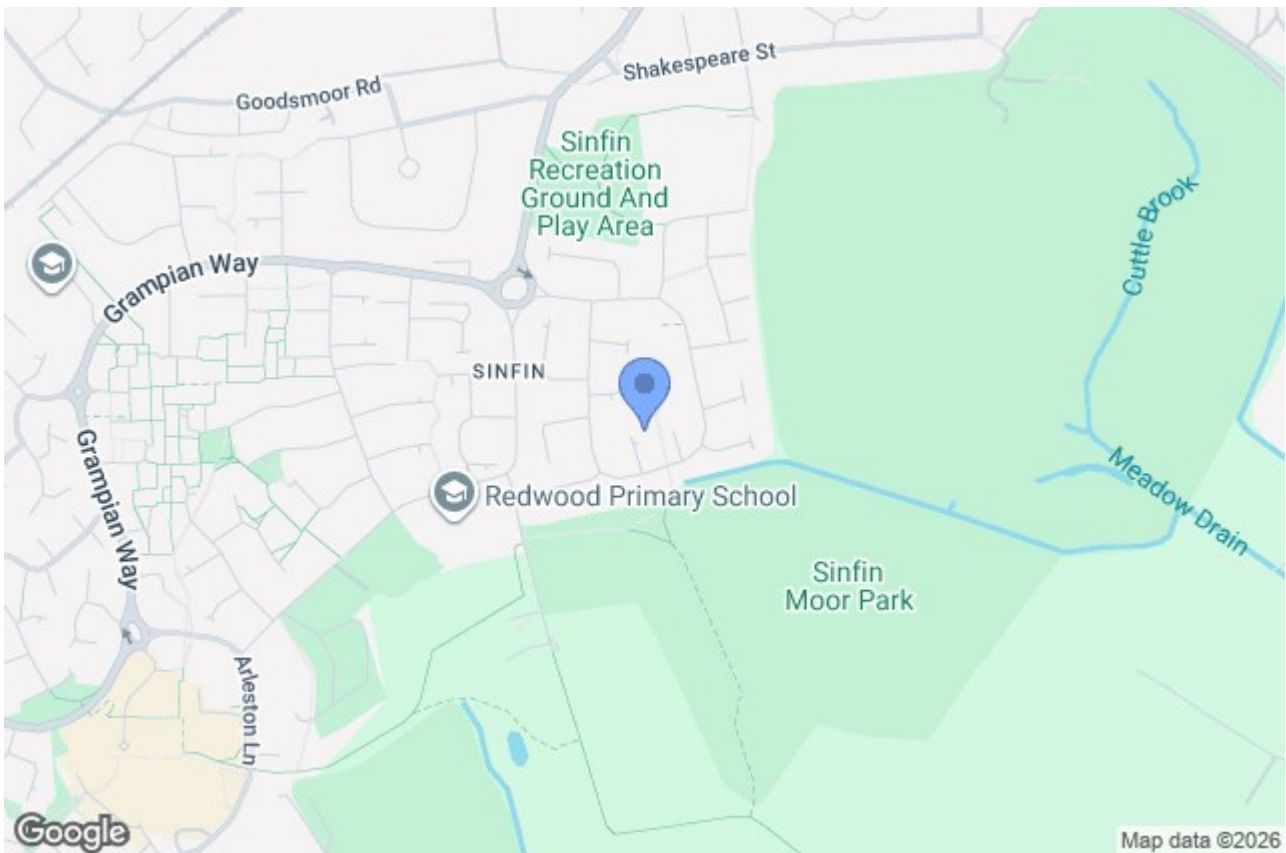
- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

REF: R13528

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for