Robert Ellis

look no further...

Sinfin Avenue,
Shelton Lock, Derby
DE24 9EZ

O/O £299,995 Freehold

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THIS IS AN EXTENDED THREE BEDROOM DETACHED FAMILY HOME WHICH HAS A LARGE OPEN PLAN LIVING/DINING KITCHEN AND A PROFESSIONALLY LANDSCAPED GARDEN TO THE REAR.

Being located on Sinfin Avenue, this extended detached family home provides highly appointed accommodation with a stunning open plan living/dining kitchen positioned at the rear which was fitted by Kedleston Interiors and has two sets of bi-fold doors leading out to the private landscaped rear garden. For the size and layout of the accommodation and privacy of the landscaped garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is include in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof, which was replaced approx. 15 years ago and the well proportioned and tastefully finished accommodation derives the benefits of gas central heating and double glazing. Being entered via the open porch through a stylish composite front door into the enlarged reception hall, the accommodation has a ground floor w.c. off the hall, the lounge is positioned to the front of the house and a door leads from the hall to the large open plan living/dining kitchen which has Häcker German fitted units and granite work surfaces with several integrated appliances and within this open plan living space there are dining and sitting areas and two sets of bi-fold doors lead out to the landscaped rear garden. To the first floor the landing leads to the three bedrooms, all of which have ranges of fitted wardrobes and storage cupboards and the luxurious shower room was re-fitted approx. 2 years ago and includes a large walk-in shower with a mains flow shower system. Outside there is block paved driveway at the front which provides off road parking for two vehicles, there is a garage store positioned to the left of the property and this has an electric roller shutter door at the front and an internal door leading into the living/dining kitchen and at the rear there is the professionally landscaped garden which has several patio/seating areas, raised beds, a water feature with planted beds to the sides, there is a feature curved wall and the garden is kept private by having fencing and brickwork to the boundaries, with there being external lighting provided around the garden and a watering system which will remain at the property.

The property is well placed for easy access to the local shopping facilities provided by the immediate area as well as Derby city centre which is only a short drive away, there are schools for all ages within easy reach of the property, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include easy access to the A50 and M1, East Midlands Airport stations at Derby and East Midlands Parkway and the various main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.

Porch
Open porch with a brick pillar and external lighting in the ceiling leading through a stylish composite front door with four inset opaque glazed leaded panels to:

Reception Hall
Double glazed window to the front, stairs with a cupboard having shelf and lighting below, central carpet tread and a stainless steel hand rail leading to the first floor, LVT flooring, radiator, panelling, shelf and cloaks hanging to one wall, a fitted shoe storage unit and a second fitted storage unit.

Cloaks/w.c.
Having a white low flush w.c. with a concealed cistern, hand basin with a mixer tap and cupboards under, tiled flooring, dado rail to the walls and an X-pelair fan.

Lounge/Sitting Room
12'5 x 8'7 approx (3.78m x 2.62m approx)
This main reception room is positioned at the front of the property and has a double glazed bay window to the front, LVT flooring, panelling to one wall and TV aerial points.

Dining/Living Kitchen
21'4 x 19'3 approx (6.50m x 5.87m approx)
The dining/living kitchen was extended approx. 10 years ago and is exclusively fitted with German Häcker units installed by Kedleston Interiors and has contrasting grey and white handle-less, soft closing units and granite work surfaces and includes a Siemans five ring induction hob set in a granite L shaped work surface with wide drawers, two having inset drawers and cupboards under, a 1½ bowl sink with a mixer tap set in a central island with seating along one side for four people and having a Siemans dishwasher, cupboards, one of which has pull out shelving and an integrated washing machine below. Two Miele self cleaning ovens with a combination oven and steam oven having drawers below and cupboards above, a Siemans integrated fridge and a Miele integrated freezer with cupboards over, matching eye level wall cupboards, tiling and a granite back plate to the wall by the cooking area, recessed lighting to the ceiling in the kitchen area, a shelf to one wall and the electric consumer unit is housed in a fitted cupboard. There is an internal door leading to the garage/store, four Velux windows set in the sloping ceiling, panelling to one wall, two sets of three panel bi-folding doors with leading out to the landscaped rear garden, feature vertical radiator and a second radiator, tiled flooring with zoned underfloor heating, three drop lights over the central island and an aerial and power point for a wall mounted TV.

First Floor Landing
The landing has a hatch to the boarded loft, opaque double glazed window to the side, the boiler is housed in a built-in airing/storage cupboard which has shelving and panelled doors lead to the bedrooms and shower room

Bedroom 1
15'6 to 12'5 x 8'7 approx (4.72m to 3.78m x 2.62m approx)
Having a double glazed window to the front, radiator, LVT flooring, double built-in wardrobes having drawers, shelving and hanging space, with one of the doors of the wardrobes having a mirror, panelling to one wall and to the ceiling, a double built-in shelved storage cupboard, recessed light to the ceiling and an aerial point and power point for a wall mounted TV.

Bedroom 2
9'7 x 9' approx (2.92m x 2.74m approx)
Double glazed window to the rear, double fitted wardrobes with mirror fronted doors and eye level storage cupboards over the bed position, radiator and LVT flooring.

Bedroom 3
9'3 x 6'2 approx (2.82m x 1.88m approx)
Double glazed window to the rear, fitted wardrobes with a mirror to one of the doors and storage cupboards over the bed position, radiator and LVT flooring.

Shower Room
The luxurious shower room was re-fitted approx. 2 years ago and has a walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls with a recess in one wall and a protective glazed screen, a low flush w.c. with a concealed cistern, two hand basins set on a surface with wall mounted mixer taps, mirror and radiator to the wall above and drawers under, tiling to the walls by the w.c. and sink areas, tiled flooring with underfloor heating, recessed lighting to the ceiling, opaque double glazed window with a fitted blind and a space-saving sliding door leading to the landing.

Outside
At the front of the property there is a block paved driveway which provides off the road parking for two vehicles, outside tap and there is a planted border to the right hand side of the drive.

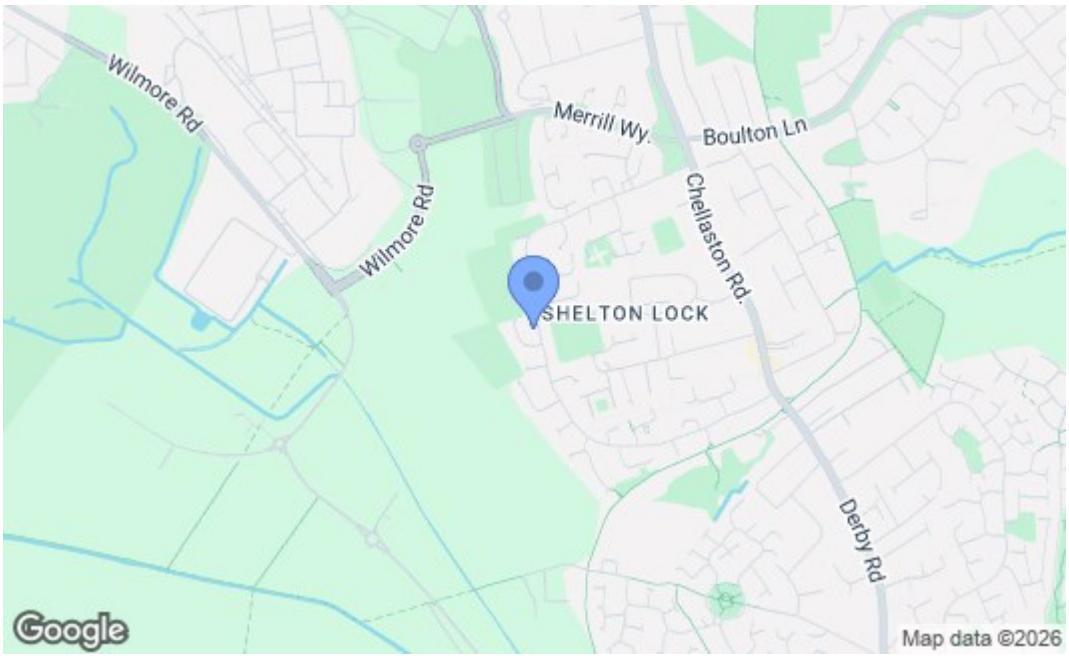
The rear garden was professionally landscaped in 2022 and has a patio with planted, raised beds, there is a pathway leading to a further seating area with a pebbled water feature which has a fountain and timber pergola behind with planted beds around, there are further raised beds, a curved wall with storage space behind, there is external ambient lighting around the garden, a watering system to all the borders and planted areas with the garden being kept private by having fencing and brickwork to the boundaries. There is an outside tap and external power points at the rear of the house and bottom of the garden are provided.

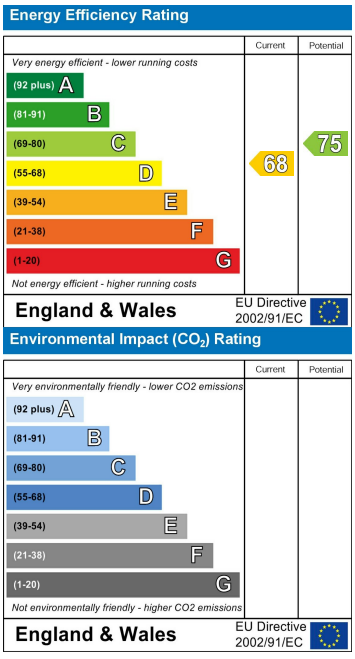
Garage/Store
16'3 x 5'4 approx (4.95m x 1.63m approx)
The garage/store has a remote controlled roller door to the front and an internal door leading to the living/dining kitchen, storage in the roof space, shelving to one wall, light and power points are provided in the garage.

Directions
From the island with the M1 J25 take the exit towards A52 to Derby. Continue for some distance and take the A5111 and after some distance merge onto the ring road and at the roundabout take the second exit. At the next island continue onto the A5111 signposted Alvaston. At the roundabout take the first exit onto Osmaston Road which then becomes Chellaston Road and Sinfin Avenue can be found as a turning on the right hand side.
9227MP

Council Tax
Derby Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 75mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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