Goodsmoor Road

Sinfin, Derby, DE24 9SD







This stylish townhouse has great open plan living space which can be separated if desired, comprising modern kitchen, dining and a spacious lounge with French doors leading out onto the rear garden. Fabulous bedrooms with en-suite to master making it perfect for growing families and first time buyers.

£230,000

John German

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor, understairs storage cupboard and doors leading off to the ground floor living spaces and to the ground floor WC comprising low flush WC and hand wash basin.

The kitchen area is fitted with a range of modern base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven, electric hob with brushed aluminium splashback and extractor hood over, leaving spaces for a full range of appliances, a window overlooking the front elevation and a spacious dining area.

The kitchen and dining areas are open plan to the spacious lounge which has French doors that open directly onto the rear patio.

On the first floor, stairs lead to a central landing with a window to the side, storage cupboard and a door into the stairwell leading to the second floor.

The landing gives access to bedrooms two and three, which are both lovely double rooms, and the family bathroom which is fitted with a low flush WC, pedestal wash basin and a panelled bath with shower over, glass screen and tiled splashback areas. There is a window to the rear.

On the second floor is the master bedroom which is a fabulous size and a dormer window to the front and an en-suite shower room which is fitted with a low flush WC, pedestal wash basin, spacious shower enclosure with modern waterproof panelling and Velux skylight.

Outside, the property is set back from the road behind a lawned front garden. The rear garden is fully enclosed and mainly laid to lawn with paved patio areas and gated access onto a tandem parking space for two cars at the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Off road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Derby City Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA29042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.




John German


John German

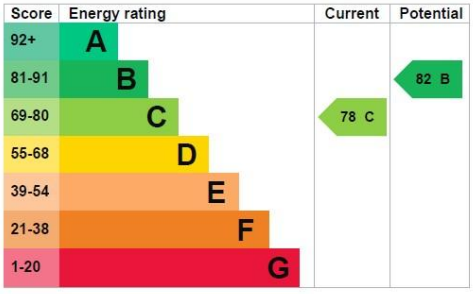

John German


John German









John German
Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
01332 943818
derby@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.