



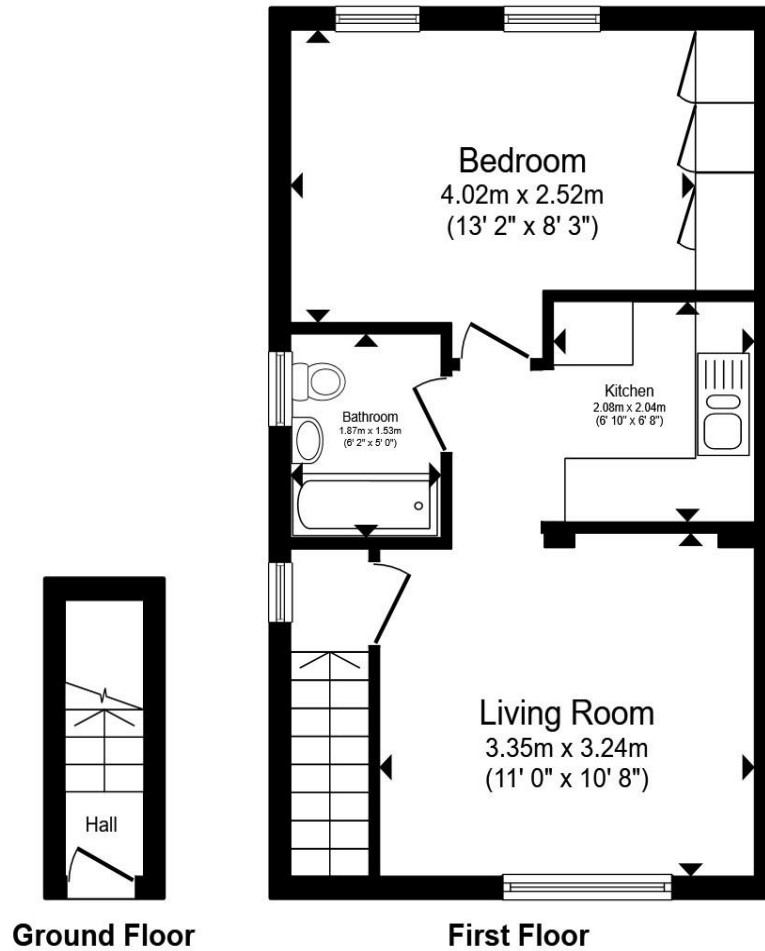
Kestrels Croft, Sinfin Derby DE24 3EW

welcome to

Kestrels Croft, Sinfin Derby

This one-bedroom first-floor maisonette benefits from its own private entrance, a generous rear garden, and a well-proportioned layout including a spacious living room, a kitchen, and double bedroom with integral wardrobes/cupboards. Ideal for first-time buyers and investors alike.





Entrance Hall

Living Room

11' x 10' 8" (3.35m x 3.25m)

Kitchen

6' 10" x 6' 8" (2.08m x 2.03m)

Bedroom

13' 2" x 8' 3" (4.01m x 2.51m)

Bathroom

6' 2" x 5' (1.88m x 1.52m)

Outside

Local Area

Agent's Note

Total floor area 39.6 m² (426 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Kestrels Croft, Sinfin Derby

- First-floor maisonette with private entrance in a popular residential location
- One double bedroom with built-in storage
- Spacious living room
- Separate fitted kitchen
- Bathroom with fitted three-piece suite

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£65,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY122026](https://www.bagshawsresidential.co.uk/Property/DBY122026)



Property Ref:
DBY122026 - 0002

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