



The Trusdale Deepdale Lane

Sinfin, Sinfin, DE24 3HF

**** AVAILABLE IMMEDIATLEY **** FLOORING AND TURF INCLUDED **** The Trusdale is a well presented family home offering an entrance hall, guest cloakroom, lounge, fitted dining kitchen with utility room. Four first floor bedrooms, master with en suite shower room and a family bathroom. Side drive and a single garage, enclosed rear garden. CALL ABODE TO BOOK YOUR VISIT 01283 845888

£335,000

The Trusdale Deepdale Lane

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- AVAILABLE IMMEDIATELY
- LOUNGE
- FOUR BEDROOMS
- GARDEN
- FAMILY HOME
- FITTED DINING KITCHEN
- EN SUITE & BATHROOM
- HALL & CLOAKROOM
- UTILITY ROOM
- DRIVE & GARAGE

HALL

CLOAKROOM

LOUNGE

20'0 x 11'4 (6.10m x 3.45m)

KITCHEN DINER

20' x 11'9 (6.10m x 3.58m)

FIRST FLOOR

BEDROOM 1

11'7 x 9'11 (3.53m x 3.02m)

EN SUITE

BEDROOM 2

11'11 x 9'8 (3.63m x 2.95m)

BEDROOM 3

10'0 x 8'3 (3.05m x 2.51m)

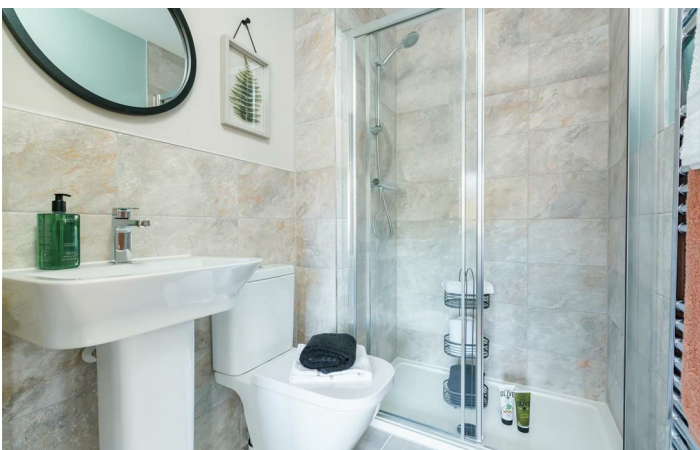
BEDROOM 4

11'7 x 7'5 (3.53m x 2.26m)

BATHROOM



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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