



Tyndale Chase
Stenson Fields Derby



Property Description

We are pleased to market this end-terraced property in the highly desirable suburb of Derby, Stenson Fields.

The ground floor accommodation offers a lounge, kitchen/diner and conservatory. The first floor comprises two double bedrooms, one single bedroom and a family bathroom.

The property has been very well maintained by its current owners, so requires no work for the prospective purchasers.

Due to where it is situated in the cul-de-sac, the property benefits from having a very private and spacious rear garden; which is also south facing. The garden comprises a patio area, decking, and a flat lawn with a path leading to the double driveway to the rear. The driveway is gated and can be accessed via Dulverton Avenue.

An internal viewing is highly advised for this property in order to appreciate the accommodation on offer.

Ground Floor

Entrance Porch

Accessed via the UPVC double glazed frosted front door with carpeted flooring.

Lounge

12' 4" max x 15' 2" max (3.76m max x 4.62m max)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation, gas fire and surround.

Kitchen / Diner

10' 1" x 15' 2" (3.07m x 4.62m)

Laminate flooring, wall and base units, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor fan above, dishwasher, washing machine and fridge, one radiator, UPVC double glazed window and sliding doors to the rear elevation, open to the conservatory.

Conservatory

11' 9" max x 9' 10" max (3.58m max x 3.00m max)

Laminate flooring, two radiators, UPVC double glazed windows and French doors to the rear elevation.

First Floor

Landing

Carpeted flooring, one radiator, access to the loft with is fully boarded with a pull down ladder.

Bedroom One

10' 2" plus wardrobes x 8' 5" plus recess (3.10m plus wardrobes x 2.57m plus recess)

Carpeted flooring, one radiator, UPVC double glazed window to the rear elevations, fitted wardrobes.

Bedroom Two

8' 8" x 8' 1" plus recess (2.64m x 2.46m plus

recess)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation.

Bedroom Three

5' 9" max x 6' 7" max (1.75m max x 2.01m max)

Carpeted flooring, one radiator, UPVC double glazed window to the front elevation.

Bathroom

Vinyl flooring, part tiled walls, bath with overhead shower, WC, pedestal sink, heated towel rail, built in airing cupboard, UPVC double glazed frosted window to the rear elevation.

Outside

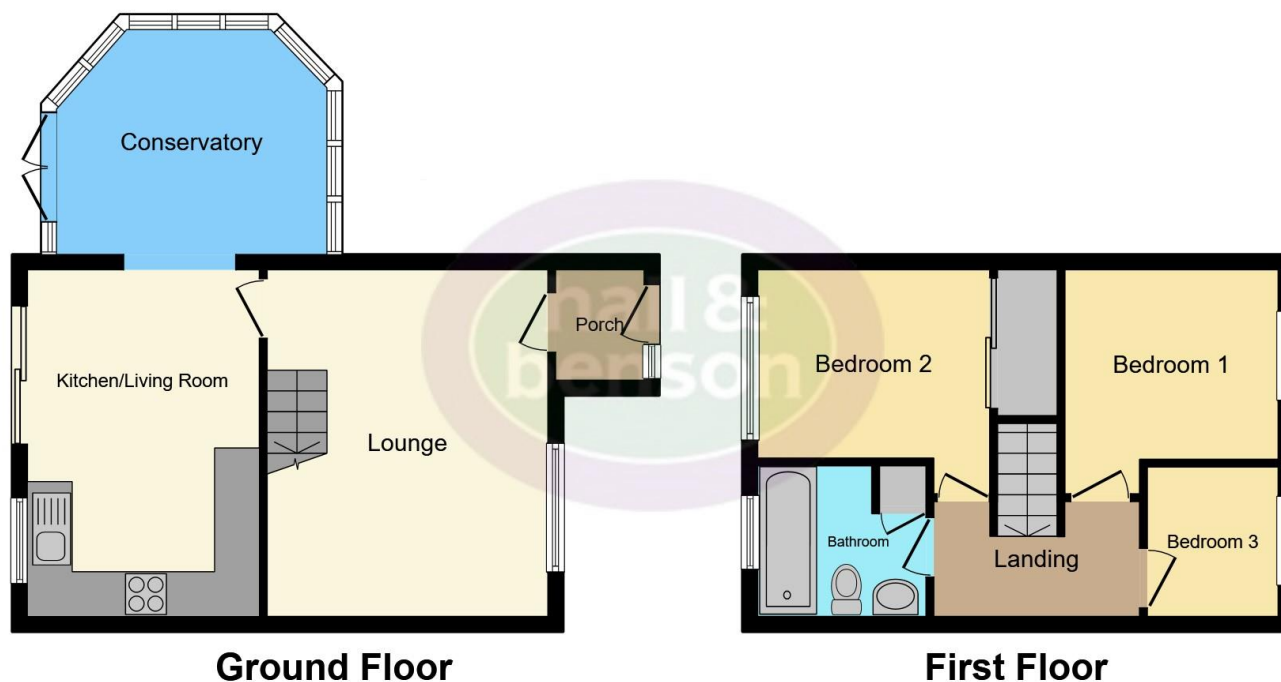
To the front of the property is a lawn with paved path leading to the front door and the wooden pedestrian gate to the side giving access to the private rear garden.

To the rear is a south facing garden comprising a spacious lawn, paved patio, wooden decking area, two wooden sheds equipped with lighting and electrics, and a double driveway towards the rear which is secured by a wooden double gate.









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.focalagent.com

To view this property please contact Hall & Benson on

T 01332 555 945
E allegtree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating: C

view this property online hallandbenson.co.uk/Property/ATR101810

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ATR101810 - 0005