

Merevale Way, Stenson Fields

aksresidential.com

£325,000



This property at a glance:



1



3



2



2



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Watch the video



Merevale Way, Stenson Fields



Sam says:

"From the moment you go inside you can see how much love and care the owner has put in to this home. The living room is a really good size, with 2 side windows and 2 front windows this room is flooded with natural light. My favourite room in the house is the kitchen, dining, and living space. This room has been done to a really high standard. The kitchen space has gloss units with a large breakfast island and tons of storage. It flows seamlessly into the extension creating a gorgeous living/dining space. This room has bi-fold doors and roof lantern, again meaning it's flooded with natural light and creating a great indoor-outdoor living space. The downstairs has a practical WC which is great for guests, while the upstairs has a family bathroom and an en-suite. There are 3 great sized bedrooms too. The master has the en-suite and built in furniture, the second bedroom is a double with plenty of space for a double bed and free standing furniture and the third is a good sized single. All of the rooms in this home have been beautifully decorated, with pops of colour throughout giving it a really homely feel.

The outside of this home has been given just as much thought and attention as the indoors, the artificial lawn and paving create a really easy to maintain space. The addition of the screen house makes this a great space for entertaining! From the garden you have a side door allowing access to the garage as well as a gate leading to the front. A great extra is the EV charger on the driveway! Whether you are by yourself or have a family, if it's modern living that you are looking for, then I think this would make a great home."



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Did you spot...

This beautifully presented home has a low maintenance garden with a screen house



A message from the seller:

Welcome to my beautiful home! It's the perfect entertaining house, throw open the bifold doors and invite all your family and friends round. It's been a dream to live here for the last six years, the neighbours are wonderful, it's so well situated for Derby/Burton/Nottingham and it's the perfect mix of countryside in one direction and city life in the other.





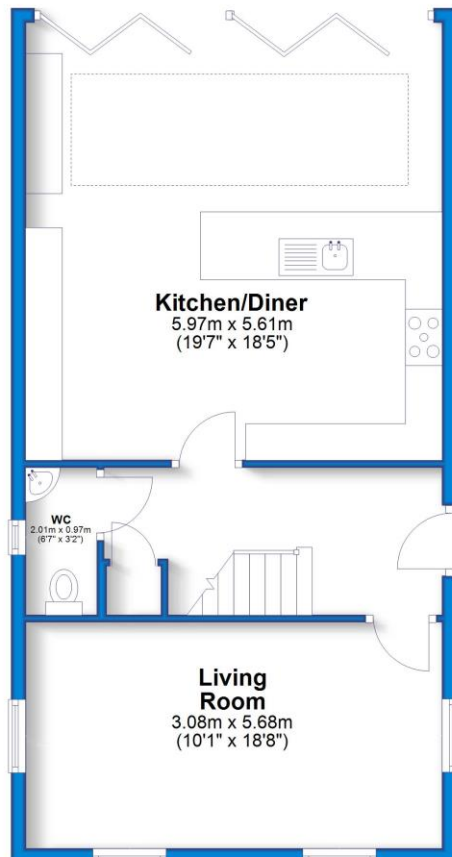
Floor Plan



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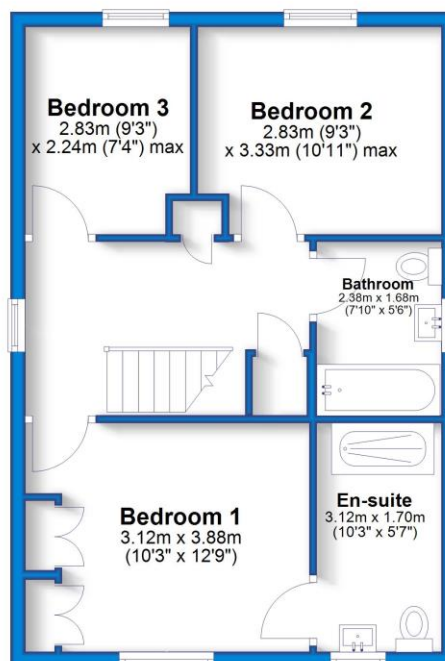
Ground Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.1 sq. feet)

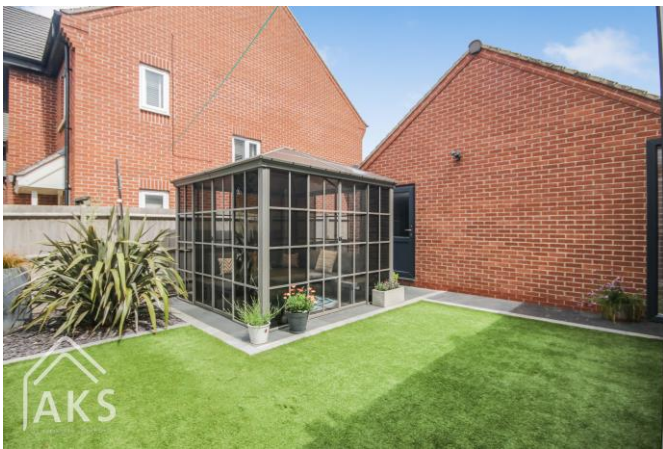


Total area: approx. 112.0 sq. metres (1205.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



Key Features:

- MODERN 3 BEDROOM DETACHED HOUSE
- REAR EXTENSION WITH KITCHEN/DINING/LIVING SPACE
- DOWNSTAIRS WC, FAMILY BATHROOM AND EN-SUITE
- BI-FOLD DOORS OPENING INTO THE GARDEN
- DRIVEWAY, GARAGE AND EV CHARGER
- EPC RATING C



About the area:

A popular suburb of Derby, Stenson fields has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.



Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.



Don't miss out on the chance to own this incredible property!

To book a viewing with
Sam call
01332 30 30 30

[Click here](#) to watch the property video

