

Berwick Drive, Stenson Fields

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Offers in excess of
£340,000



This property at a glance:



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Watch the video



Berwick Drive, Stenson Fields



Mikaela says:

"Entering the home, the first thing I noticed was the new oak doors, giving the entrance hall a really warm and welcoming feel. The hallway leads through to the bright and spacious living room, with a bay window at the front, a feature fireplace and new flooring flowing through to the back of the home. The dining area is a really versatile space, currently housing a dining table and an office desk, with patio doors at the back. The newly fitted kitchen with grey gloss cupboards and white worktops is a great space if you love to cook, with plenty of cupboards and surface space. Some great additions to the downstairs space are the WC and access in to the integral garage."

As you head upstairs there is a large landing space leading to all of the rooms, with a window at the top of the stairs letting in plenty of natural light. The master bedroom is a great size, it currently has a super-king bed in there as well as built in and freestanding furniture! There is also the great addition of an en-suite. There are 2 further double bedrooms, both of which have built in furniture and a single bedroom as well. The family bathroom is tiled in neutral colours with the addition of an over bath shower."

Outside, the garden has plenty of lawn space, a patio area for seating and side access down to the front of the house onto the spacious driveway. I think this is a lovely house in a fantastic cul-de-sac location close to all local amenities".



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Did you spot...

This lovely home has garage access directly from the hallway



A message from the seller:

"We've absolutely loved living in this home - it's been a place filled with warmth, laughter, and wonderful memories. From quiet mornings in the sunlit kitchen to evenings spent with family and friends, this house has truly been a special part of our lives. While it's bittersweet to say goodbye, we're excited for someone new to make their own memories here".





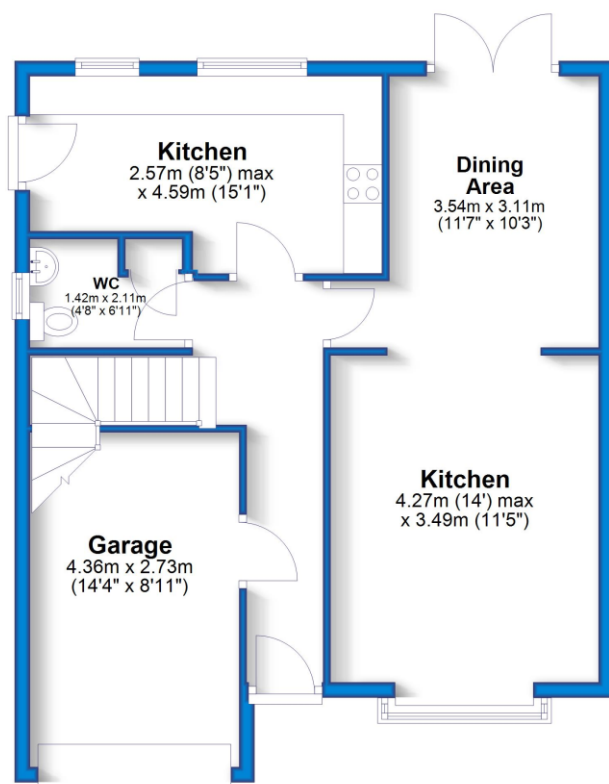
Floor Plan



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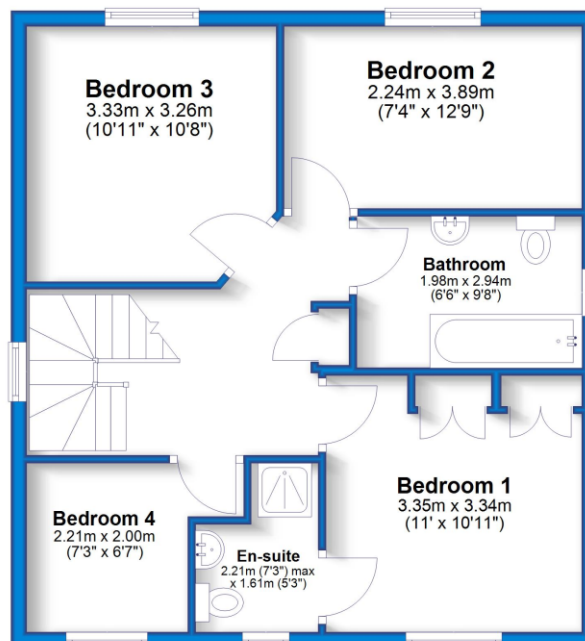
Ground Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



Total area: approx. 118.5 sq. metres (1275.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales		EU Directive 2002/91/EC



300+ 5 star Google Reviews



Key Features:

- 4 BEDROOM DETACHED HOUSE WITH INTEGRATED GARAGE
- MODERN KITCHEN
- BRIGHT LIVING THROUGH DINING AREA
- MASTER BEDROOM WITH BUILT IN STORAGE AND EN-SUITE
- UPDATED WINDOWS AND DOORS
- QUIET LOCATION, CLOSE TO ALL LOCAL AMENITIES



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 **Mikaela** call **01332 30 30 30**

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

