

Fletcher & Company

498 Arleston Lane, Stenson Fields, Derby, DE24 3AA

Price £199,950

Freehold



- Well Presented Semi-Detached Residence
- Entrance Hall
- Lounge
- Dining Kitchen
- Three Bedrooms & Bathroom
- Enclosed Rear Garden
- Driveway
- Easy Access to Amenities





Summary

Conveniently located three bedroom semi-detached property in a popular residential location.

This is a well presented three bedroom semi-detached residence which occupies a convenient location close to a large supermarket and excellent range of shops along with schooling.

The property comprises entrance hall, lounge and breakfast kitchen. The first floor landing leads to three bedrooms and bathroom.

To the rear of the property is a good sized low maintenance garden with a driveway to the front.

F&C

The Location

Stenson Fields is a popular residential suburb of Derby located approximately five miles south of Derby City centre and is conveniently located within easy access of the Sinfen District Centre, which offers a major supermarket and a range of local shops and amenities including a Post Office and local health centre.

Stenson Fields is also located close to open countryside offering some lovely walks. Stenson Marina is located close by and positioned on the Trent & Mersey canal.

There is good access the A38 and A50 a short drive away giving onward access to the M1 and the main motorway network and East Midlands International Airport.

It is also placed within easy access of Rolls-Royce's main Sinfen site, Derby University, the Royal Derby Hospital and Toyota.

Accommodation

Ground Floor

Entrance Hall

4'7" x 3'2" (1.42 x 0.99)

Double glazed entrance door provides access into the hall with staircase leading to the first floor and door to the lounge.

Lounge

12'11" x 11'3" (3.94 x 3.44)

With central heating radiator, double glazed window to the front and door to the kitchen.



Kitchen

14'9" x 9'9" (4.50 x 2.99)

With a range of fitted worksurfaces and tiled surrounds, stainless steel sink unit with mixer tap, fitted base cupboards and drawers, integrated appliances include a five plate gas hob with extractor hood over, double oven and grill, fridge/freezer, dishwasher, tumble dryer and washing machine, central heating radiator, under-stairs storage cupboard, two double glazed windows to the rear and matching door to the side.



First Floor

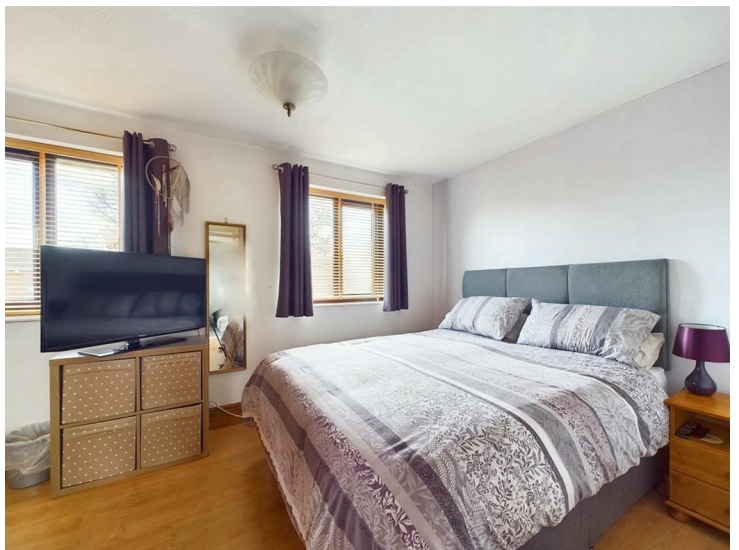
Landing

With central heating radiator, access to loft space and doors to three bedrooms and bathroom.

Bedroom One

11'5" x 8'7" (3.48 x 2.63)

With fitted wardrobe, over-stairs storage cupboard and double glazed windows to the front.



Bedroom Two

8'6" x 7'11" (2.61 x 2.42)

With central heating radiator and double glazed window to the rear.



Bedroom Three

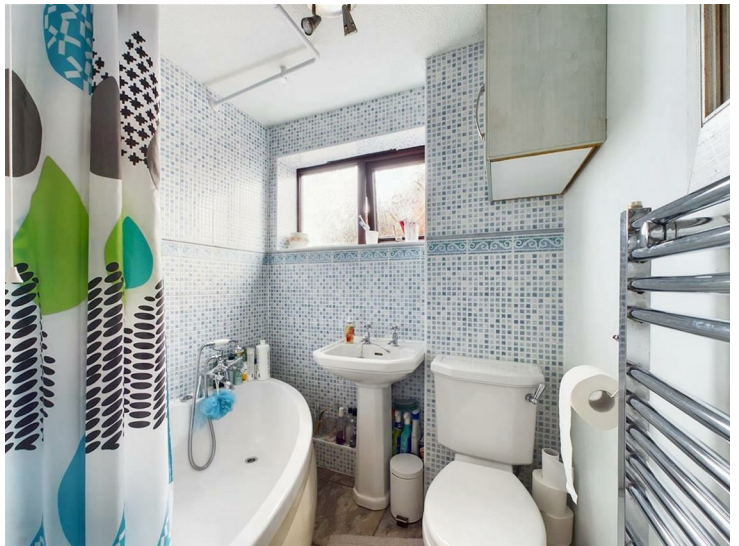
7'11" x 6'0" (2.43 x 1.83)

With central heating radiator and double glazed window to the rear.

Bathroom

6'0" x 5'7" (1.83 x 1.71)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, corner bath with shower over, ladder style radiator and double glazed window to the rear.

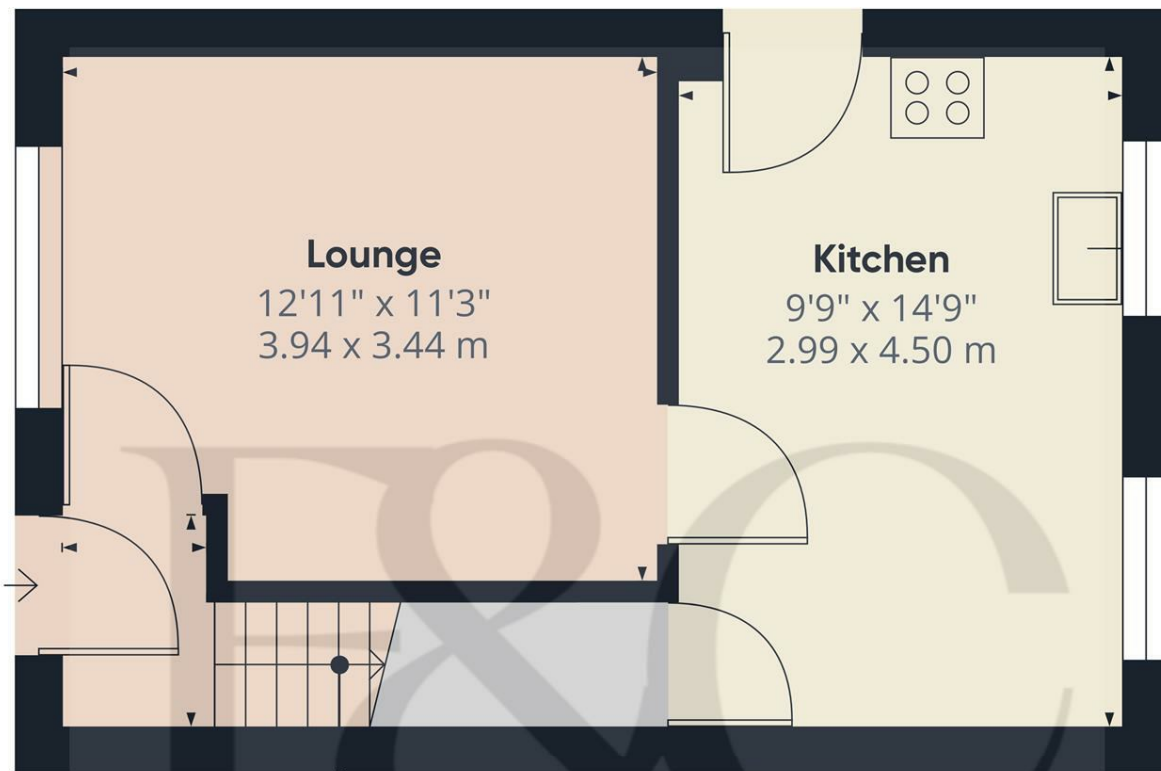


Outside

To the front of the property is a lawned fore-garden with a driveway which continues through the gates to the rear. To the rear of the property is a raised garden with a decked area, patio and lawn.



Council Tax Band B - Derby



Lounge
 12'11" x 11'3"
 3.94 x 3.44 m

Kitchen
 9'9" x 14'9"
 2.99 x 4.50 m

Hallway
 3'2" x 4'7"
 0.99 x 1.42 m

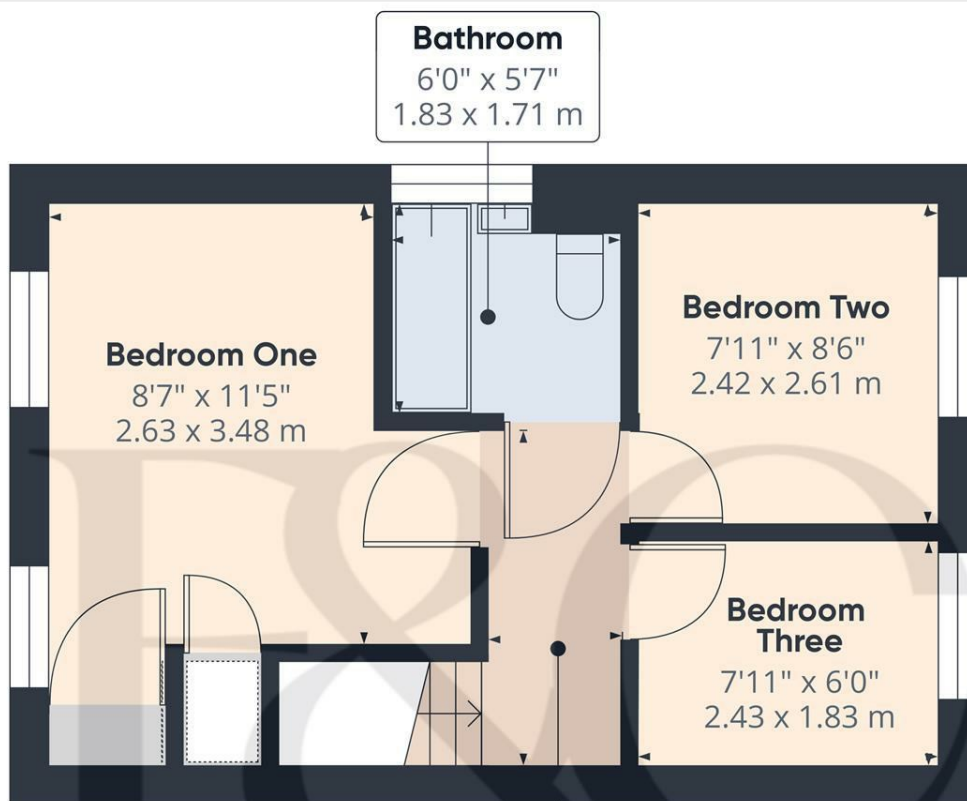
Floor 0

Approximate total area⁽¹⁾
 333.42 ft²
 30.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Bathroom
 6'0" x 5'7"
 1.83 x 1.71 m

Bedroom One
 8'7" x 11'5"
 2.63 x 3.48 m

Bedroom Two
 7'11" x 8'6"
 2.42 x 2.61 m

Bedroom Three
 7'11" x 6'0"
 2.43 x 1.83 m

Landing
 3'7" x 8'9"
 1.09 x 2.68 m

Floor 1

Approximate total area⁽¹⁾
 302 ft²
 28.06 m²

(1) Excluding balconies and terraces

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498 Arleston Lane
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Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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	