

Rowan Close, Stenson Fields, Derby

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Rowan Close, Derby, DE24 3JN

Price £265,000



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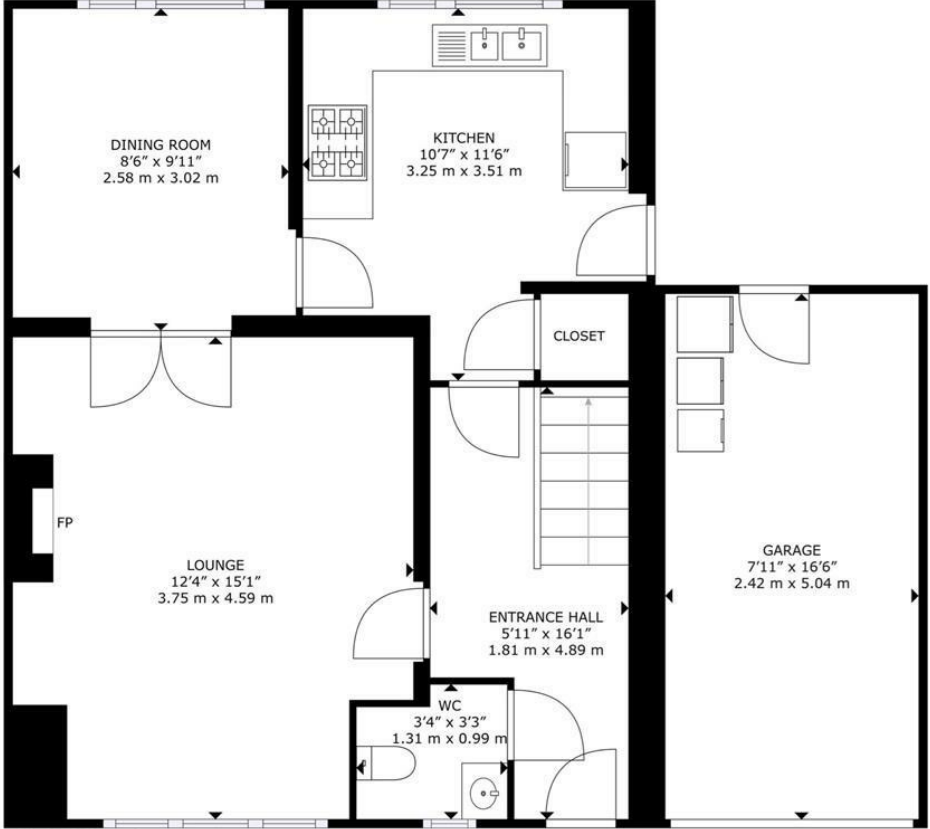


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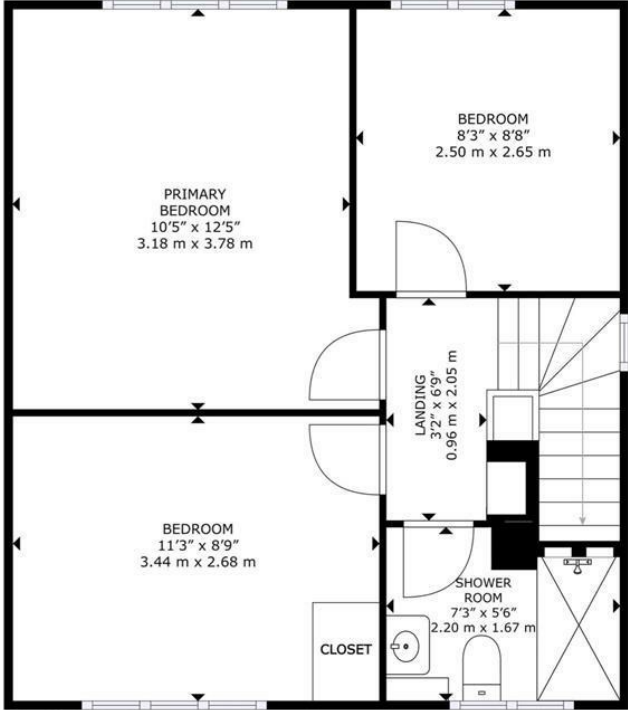


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Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 483 sq. ft, 45 m², FLOOR 2: 403 sq. ft, 37 m²
 EXCLUDED AREA: GARAGE: 128 sq. ft, 11 m²
 TOTAL: 886 sq. ft, 82 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





BEAUTIFULLY PRESENTED FAMILY HOME - A comprehensively upgraded, three bedroom detached modern home, occupying this delightful cul-de-sac position located just a short walk away from an excellent range of amenities at the Asda District Centre and also within easy access of Rolls-Royce main Sinfon Site. The property has been beautifully presented by the current vendor and upgraded with the installation of a superb contemporary kitchen, contemporary shower room and downstairs wc.

The property has the benefit of gas central heating system, uPVC double glazing and in brief comprises: on the ground floor: entrance hallway, contemporary wc, stylish lounge with double opening doors giving access to the dining room and a superb fitted kitchen with high gloss contemporary units and understairs storage. The first floor landing leads to three well proportioned bedrooms and contemporary shower room.

The property has a lawned foregarden and a tarmac driveway leading through a single attached garage. There is a delightful landscaped enclosed rear garden with block paved patio area and split level lawn with well stock planting borders and further patio area at the rear of the garden.

- Beautifully Presented Detached Family Home
- Gas Central Heating & uPVC Double Glazing
- Stylish Lounge & Separate Dining Room
- Front Gardens, Driveway & Single Garage
- Close to Excellent Local Shops & Amenities
- Well Presented & Comprehensively Upgraded
- Entrance Hallway, Contemporary WC & Contemporary Kitchen
- Three Well Proportioned Bedrooms & Contemporary Shower Room
- Delightful Landscaped Rear Gardens
- Easy Access to Rolls-Royce Main Sinfon Site







LOCALITY & AMENITIES

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 Sinfin 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 to the A38 and A50 which are located just a few minutes drive away and both these give 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 Sinfin site, Derby University, the Royal Derby Hospital and Toyota.

THE ACCOMODATION

GROUND FLOOR

Entrance Hallway

16'1 x 5'11 (4.90m x 1.80m)

Entrance through dark wood effect composite double glazed door with obscure glazed centre panel into the entrance hallway. Fitted with light oak effect laminate flooring, staircase leading through to the first floor landing with open spindles and painted wood handrail, smoke alarm, coving to ceiling, wall mounted thermostat, central heating radiator, panelled doors giving access through to the downstairs wc, lounge and kitchen.

Contemporary WC

Fitted with a two-piece white suite comprising low level WC with chrome push button flush, mini wall mounted wash hand basin with vanity cupboard below, metro tiled style splashbacks, light oak effect laminate flooring, central heating radiator and uPVC obscure wood effect double glazed window to the front elevation.

Stylish Lounge

15'1 x 12'4 (4.60m x 3.76m)

Fitted with a beautiful Adams style fireplace with white surround, marble hearth and back plate, stone effect gas fire, beech effect laminate flooring, central heating radiator, TV and telephone points, two curved wall up-lighters, coving to ceiling and uPVC wood effect double glazed window to the front elevation. Double opening doors giving access through to the:

Dining Room

9'11 x 8'6 (3.02m x 2.59m)

Fitted with central heating radiator, wooden dado rail, coving to ceiling, uPVC wood effect double glazed window to the rear elevation and panelled door giving access through to the:

Contemporary Kitchen

11'6 x 10'7 (3.51m x 3.23m)

Fitted with a range of light grey high gloss effect handleless design wall, base and drawer units with square edged oak effect laminated work surface over, metro style tiled splashbacks, stainless steel one and a half bowl inset sink drainer unit with swan necked style mixer tap, integrated Zanussi stainless steel electric oven. Electrolux gas four ring hob, stainless steel splashback and AEG extractor unit over. Wall mounted Glowworm central heating boiler concealed in cupboard. Low level appliance space with plumbing for the automatic washing machine. Oak effect laminate flooring, central heating radiator and doorway giving

access to a useful under stairs storage cupboard with lighting and built-in shelving. uPVC wood effect double glazed to the rear elevation, dark wood effect composite double glazed door to the side, with obscure glazed centre panel, giving access to the rear garden.

FIRST FLOOR

Staircase to the first floor landing from the entrance hallway.

Landing

Fitted with uPVC wood effect obscure double glazed window to the side elevation, panelled doors giving access to all three bedrooms and shower room. There is a storage cupboard over the stairwell housing the hot water cylinder and has built-in shelving

Primary Bedroom

12'5 x 10'5 (3.78m x 3.18m)

Fitted with central heating radiator, wooden dado rail and uPVC wood effect double glazed window to the rear elevation.

Bedroom Two

11'3 x 8'9 (3.43m x 2.67m)

Fitted with central heating radiator and uPVC wood effect double glazed window to the front elevation.

Bedroom Three

8'8 x 8'3 (2.64m x 2.51m)

Fitted with beech effect laminate flooring, central heating radiator and uPVC wood effect double glazed window to the rear elevation.

Contemporary Shower Room

7'3 x 5'6 (2.21m x 1.68m)

Fitted with a walk-in double shower with glazed shower screen, wall mounted mains fed shower unit with shower attachment and rain shower head above, low level WC with chrome push button flush, pedestal wash hand basin with chrome Monoblock mixer tap, grey wood grain effect laminate flooring, porcelain tiled splashback area, white ladder style heated towel rail, wall mounted white bathroom cabinet, shaver point and uPVC wood effect obscure glazed window to the front elevation.

OUTSIDE

Frontage & Driveway

To the front of the property there is a lawned foregarden with shrubbed borders single width tarmacadamed driveway leading through to the single detached garage. There is side gated access leading through to the delightful enclosed rear garden.

Single Garage

16'6 x 7'11 (5.03m x 2.41m)

Fitted with up and over door, rear access into the garage through a rear dark wood effect composite personal access door.

Enclosed Rear Garden

Delightful enclosed garden has a generous paved patio area, split level lawn, steps leading up to the laid to lawn leading through to a further paved seating area, there are well stocked planting and the garden is enclosed by a fence panelled boundary and there is an outside cold water tap.

Measured by Matterport

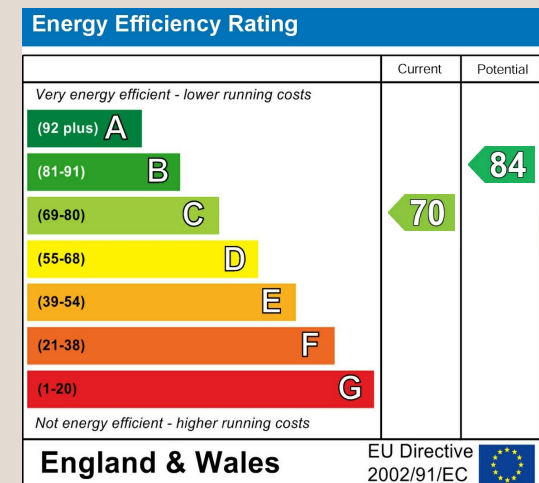
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Council Tax Band - C

Band C - South Derbyshire District Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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