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Tregony Way
Stenson Fields, Derby
£350,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SPACIOUS EXTENDED DETACHED HOME – A most versatile and extended five bedroom detached family home, occupying this ever popular cul-de-sac location within Stenson Fields. This property offers over 1500 square feet of living accommodation with five bedrooms including a ground floor bedroom with en-suite wet room and a superb extended dining kitchen with oak effect units, granite effect worksurfaces, AEG integrated appliances, velux windows and french doors leading to the rear garden. There are four bedrooms and beautifully appointed family shower room. There is also a spacious primary bedroom with built in wardrobes and en-suite shower room. There is a delightful landscaped rear garden with paved patio, raised level lawn and large timber shed.





The Detail

This most spacious detached family home has been thoughtfully extended to offer a spacious and flexible living arrangement with over 1500 square feet of living accommodation.

The ground floor features a welcoming entrance hallway with granite tiled floor leading to the first floor. The hallway provides access to a wc, utility room, family room, spacious lounge and a true highlight is the superb extended dining kitchen. The kitchen is fitted with oak-effect units, granite worktops, and integrated AEG appliances, including an oven, combination oven, coffee machine, and a 5-ring gas hob, providing a truly modern and functional cooking space. The open plan dining area has french doors giving access to the rear garden.

The ground-floor bedroom, complete with en-suite wet room, offers an ideal space for an elderly relative or a private guest suite.

Upstairs, the property boasts four well-proportioned bedrooms, including a primary suite with an en-suite shower room. A stylish family shower room serves the remaining bedrooms.

Externally, the property benefits from a private driveway and a beautifully landscaped rear garden, which includes a patio area, lawn, and a timber shed with electricity.

This property provides excellent potential for comfortable living, whether for a large family or those requiring adaptable spaces for multi-generational use.







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The Location

Tregony Way is perfectly situated in the popular Stenson Fields area, offering excellent transport links and easy access to local amenities. The property is within close proximity to the Asda shopping centre, providing all essential conveniences, while the nearby Stenson Bubble and Canal Sidewalks offer peaceful spots for outdoor enjoyment.

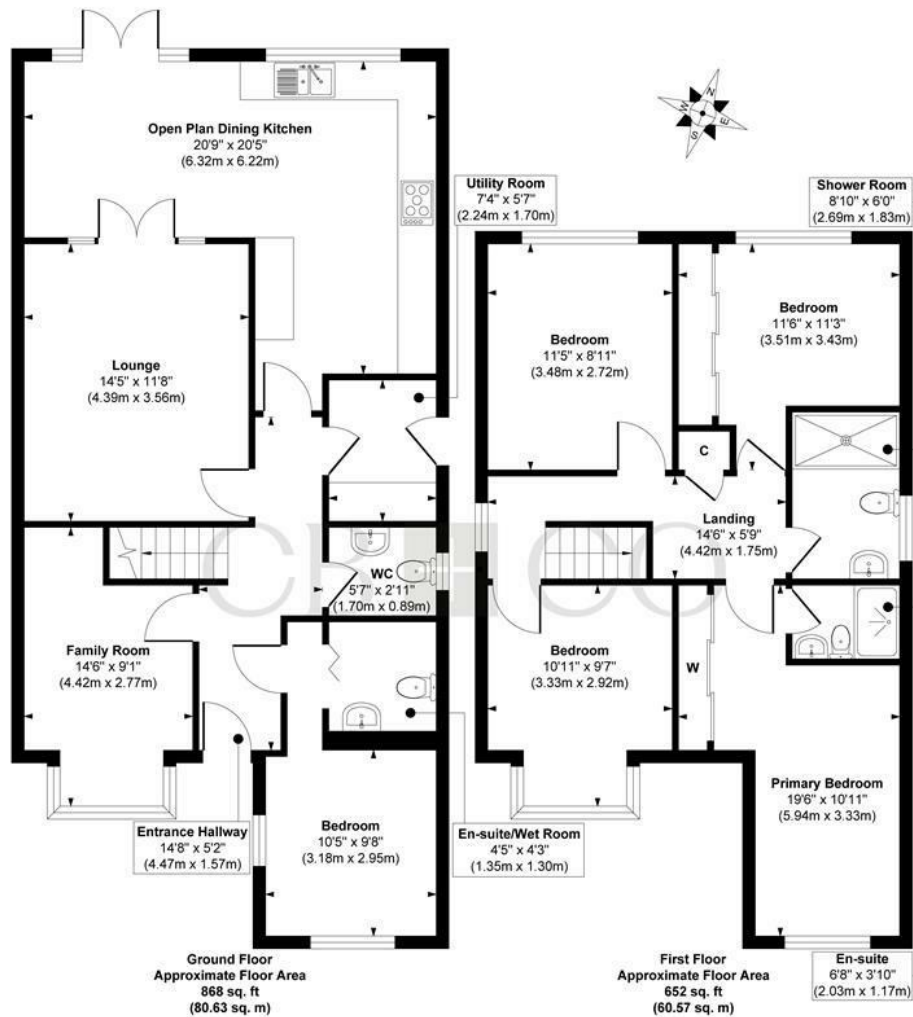
Families will appreciate the choice of good local schools, and the location offers excellent road access to major routes, including the A38, connecting to Derby city centre and the M1 motorway. The area is well-positioned for those working at major local employers such as Rolls-Royce and Toyota.

For leisure, Mercia Marina is just a short drive away, offering a vibrant selection of boutique shops, a variety of dining options, including the highly regarded Lotus Indian Restaurant, and a bar for relaxing evenings out. Whether you enjoy shopping, dining, or simply taking in the stunning waterside views, Mercia Marina provides an excellent spot to unwind.









Approx. Gross Internal Floor Area 1520 sq. ft / 141.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Extended Detached Family Home
- Spacious & Versatile Accommodation
- Over 1500 Square Feet of Accommodation
- Entrance Hallway, WC, Utility Room & Family Room
- Ground Floor Bedroom with En-Suite Wet Room
- Lounge, Family Room & Superb Extended Dining Kitchen
- Five Bedrooms, Two En-Suites & Shower Room
- Diveway & Landscaped Rear Garden
- Close to Asda District Centre & Excellent Local Amenities
- Easy Access to Rolls-Royce Main Site

Size

Approx 1520.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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Let's Talk

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