



**Tregony Way, Stenson Fields Derby DE24 3LG**

**welcome to**

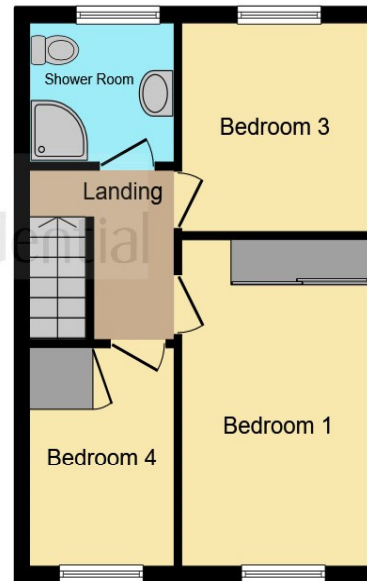
**Tregony Way, Stenson Fields Derby**

This well presented detached residence is located in the sought after area of Stenson Fields and would make a great family home. The property is well presented throughout and features three/four bedrooms, UPVC conservatory, pleasant rear garden and ample off road parking. There is no onward chain.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hallway**

**Cloakroom**

**Lounge**

13' 2" x 12' 2" ( 4.01m x 3.71m )

**Reception Room/ Bedroom Four**

12' 2" x 8' 4" ( 3.71m x 2.54m )

**Study Area**

4' x 8' 8" ( 1.22m x 2.64m )

**Kitchen**

15' 6" x 10' 9" ( 4.72m x 3.28m )

**Conservatory**

12' 8" x 8' 7" ( 3.86m x 2.62m )

**Utility Room**

9' 5" Max x 8' 5" ( 2.87m Max x 2.57m )

**Bedroom One**

15' 8" x 8' 8" Max ( 4.78m x 2.64m Max )

**Bedroom Two**

8' 9" x 9' ( 2.67m x 2.74m )

**Bedroom Three**

**Family Bathroom**

**Outside**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Tregony Way, Stenson Fields Derby

- Detached Residence
- Lounge and Dining Kitchen
- UPVC Conservatory and Office
- Three/Four Bedrooms
- Shower Room

Tenure: Freehold EPC Rating: D

**£300,000**

This detached residence located in the sought after area of Stenson Fields is well presented having been fully refurbished throughout and would make a great family home. In brief the living accommodation comprises new fitted porch, entrance porch, entrance hallway, lounge, dining kitchen, guest cloakroom, office, UPVC conservatory and reception room/bedroom four to the ground floor. The first floor landing leads to three bedrooms and the bathroom. Outside to the front of the property there is a driveway which provides off road car standing and neat lawned garden. There is an enclosed garden to the rear which is mainly laid to lawn and is enclosed by timber fencing. The property is being sold with no onward chain.

Tregony Way is well placed to be within easy reach of the wide range of shops and amenities on offer in Sinfin and there are schools and bus routes within walking distance. Rolls Royce and Derby City Centre within an easy car journey. There are excellent links to major road networks including the A38, A50 and M1 Motorway and East Midlands Airport is approximately 10 miles away. There are wonderful canal side walks and country pubs at the nearby Stenson Marina.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY118241](https://www.bagshawsresidential.co.uk/Property/DBY118241)



Property Ref:  
DBY118241 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 361308**



[Derby@bagshawsresidential.co.uk](mailto:Derby@bagshawsresidential.co.uk)



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)