



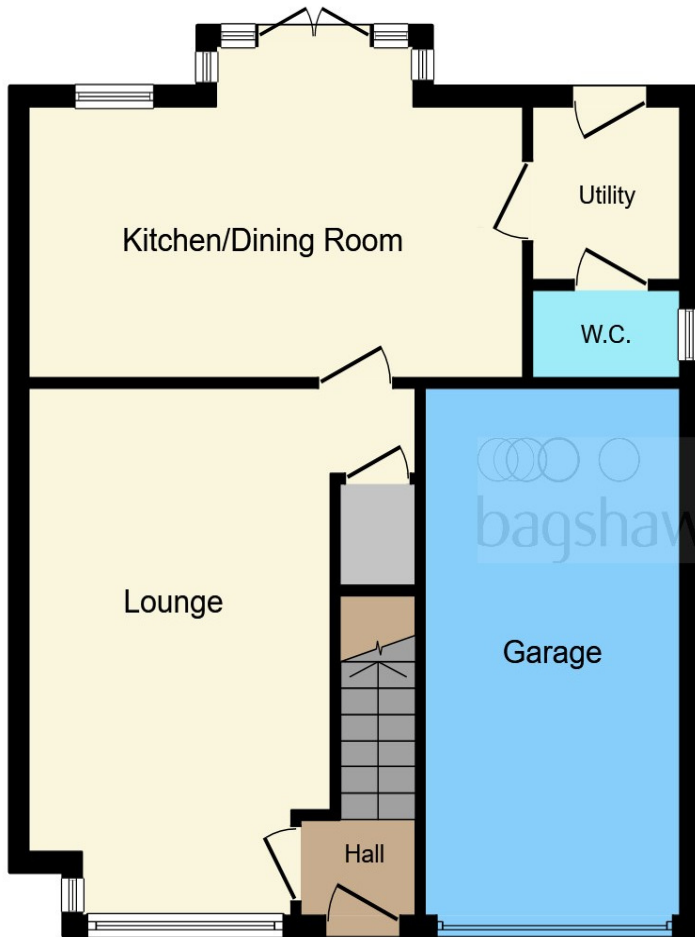
**Earls Drive, Stenson Fields Derby DE24 3FJ**

**welcome to**

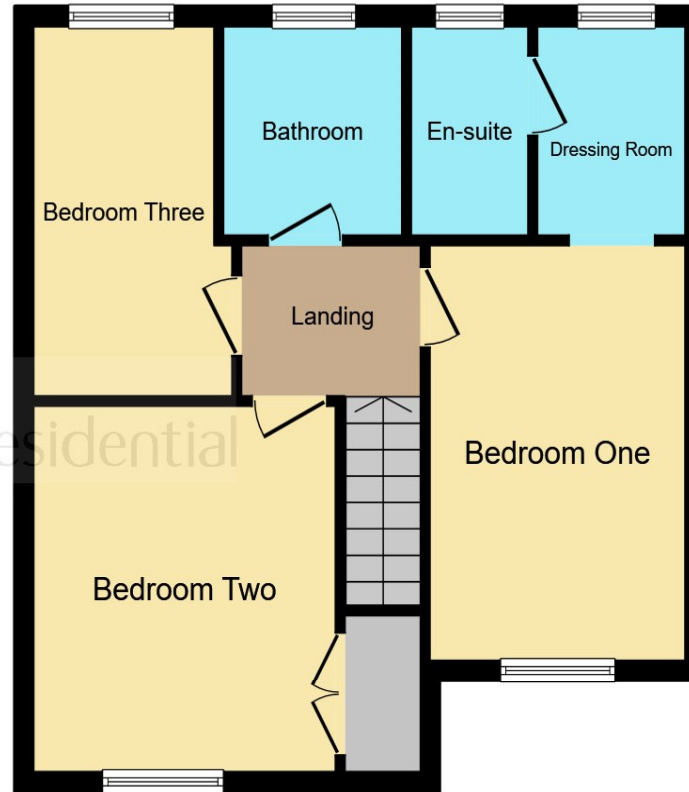
**Earls Drive, Stenson Fields Derby**

Welcome to your PERFECT family home on Earls Drive - this spacious three-bedroom detached house in Stenson Fields offers modern living and exceptional convenience.





**Ground Floor**



**First Floor**

**Lounge**  
17' 2" x 13' 5" ( 5.23m x 4.09m )

**Utility**  
5' 2" x 5' 5" ( 1.57m x 1.65m )

**W.C.**  
5' 2" x 2' 9" ( 1.57m x 0.84m )

**Garage**  
17' 2" x 8' 9" ( 5.23m x 2.67m )

**Bedroom 1**  
12' 1" x 8' 9" ( 3.68m x 2.67m )

**Dressing Room**  
7' 2" x 5' 4" ( 2.18m x 1.63m )

**En-Suite**  
6' 8" x 3' 8" ( 2.03m x 1.12m )

**Bedroom 2**  
11' 9" x 10' 5" ( 3.58m x 3.17m )

**Bedroom 3**  
10' 7" x 6' 8" ( 3.23m x 2.03m )

**Bathroom**  
6' 2" x 6' 2" ( 1.88m x 1.88m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Earls Drive, Stenson Fields Derby

- Prime location
- Spacious Driveway and Integrated Garage
- Open-Plan Kitchen/ Dining Area
- Master Bedroom with En-Suite and Dressing Room
- Generous Rear Garden

Tenure: Freehold EPC Rating: C

offers over

**£280,000**

Located on Earls Drive in Stenson Fields, this three-bedroom detached home is ideal for families or those seeking to upsize. Close to local shops, schools and parks, it offers easy access to Derby city centre via the A50 and A38, making it perfect for commuters. Public transport links are also conveniently nearby.

The property features a large driveway, front lawn, and an integrated garage. Inside, the entrance hall leads to a spacious lounge at the front. At the rear, the modern open-plan kitchen and dining area includes patio doors to the garden, with a utility room and downstairs toilet just off the kitchen.

The rear gardens provides a patio area for outdoor dining and a large lawn, ideal for family activities or entertaining guests.

Upstairs, the master bedroom boasts an en-suite and dressing room, with a second double bedroom at the front and a small double at the rear. You also have access to the modern family bathroom. This home is perfectly positioned for access to local amenities and major transport routes, offering excellent family living.

\*\*Floorplan is for illustrative purposes\*\*



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY119689 - 0004

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