



**Fox Close, Stenson Fields Derby DE24 3JE**

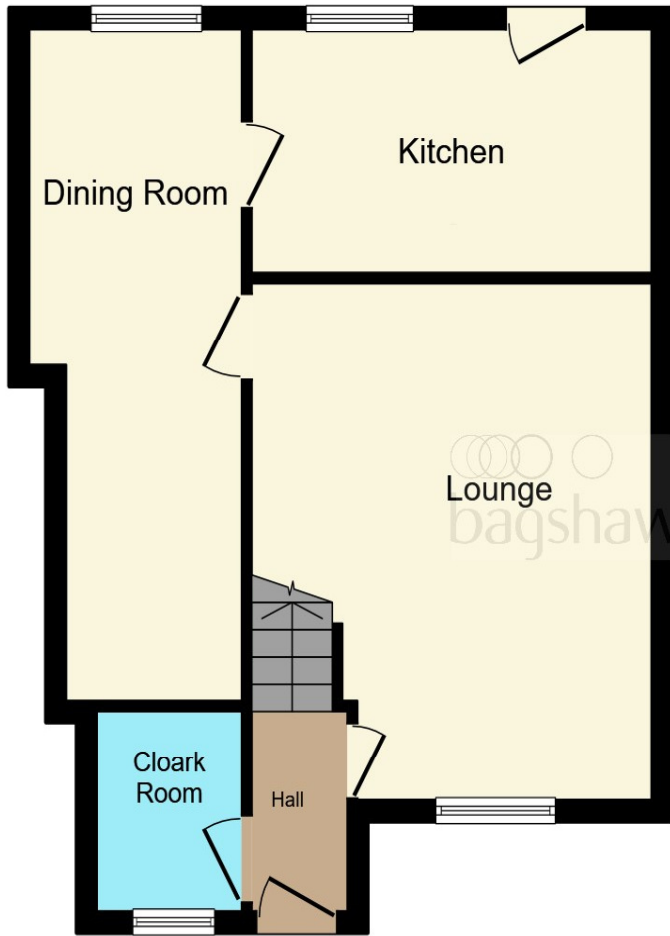


**welcome to**

**Fox Close, Stenson Fields Derby**

Nestled in a sought-after cul-de-sac, this well-presented three-bedroom semi-detached home is perfect for first-time buyers. With a spacious lounge, dining room, modern kitchen, en-suite to the main bedroom, landscaped garden, garage, and driveway parking.





**Ground Floor**



**First Floor**

**Lounge**

15' 5" APPROX x 13' 1" APPROX ( 4.70m APPROX x 3.99m APPROX )

**Dining Room**

20' 4" APPROX x 6' 9" APPROX ( 6.20m APPROX x 2.06m APPROX )

**Kitchen**

13' APPROX x 7' 2" APPROX ( 3.96m APPROX x 2.18m APPROX )

**Bedroom 1**

13' APPROX x 10' 4" APPROX ( 3.96m APPROX x 3.15m APPROX )

**En Suite**

6' 3" APPROX x 5' 4" APPROX ( 1.91m APPROX x 1.63m APPROX )

**Bedroom 2**

16' 6" APPROX x 6' 9" APPROX ( 5.03m APPROX x 2.06m APPROX )

**Bedroom 3**

9' 4" APPROX x 6' 5" APPROX ( 2.84m APPROX x 1.96m APPROX )

**Bathroom**

6' 2" APPROX x 6' 1" APPROX ( 1.88m APPROX x 1.85m APPROX )

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

## Fox Close, Stenson Fields Derby

- Three Bedroom Semi Detached House
- Sought-after cul-de-sac location
- Spacious lounge and separate dining room
- Modern kitchen with garden access
- Landscaped rear garden with patio and garage access

Tenure: Freehold EPC Rating: E

**£230,000**

Located in a popular and quiet cul-de-sac in Derby, this well-presented three-bedroom semi-detached home is ideal for first-time buyers or growing families. Offering a spacious and practical layout, the property features a driveway to the front, providing off-road parking.

Upon entering, a cloakroom is conveniently located to the left before stepping into the bright and airy lounge, which flows seamlessly into the dining room. The well-equipped kitchen sits at the rear of the property, offering ample storage and worktop space, with direct access to the beautifully landscaped garden-perfect for outdoor dining and relaxation. The garden boasts a combination of lawn and patio, along with access to the garage.

Upstairs, the main bedroom benefits from a private en-suite, while the second double bedroom enjoys views of the rear garden. A third single bedroom also sits at the rear, ideal as a home office or nursery. The modern family bathroom completes the first floor.

Fox Close is a desirable residential area offering easy access to local amenities, schools, and transport links. With excellent road connections to Derby city centre, the A52, and the M1, this home is perfectly positioned for commuters.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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