



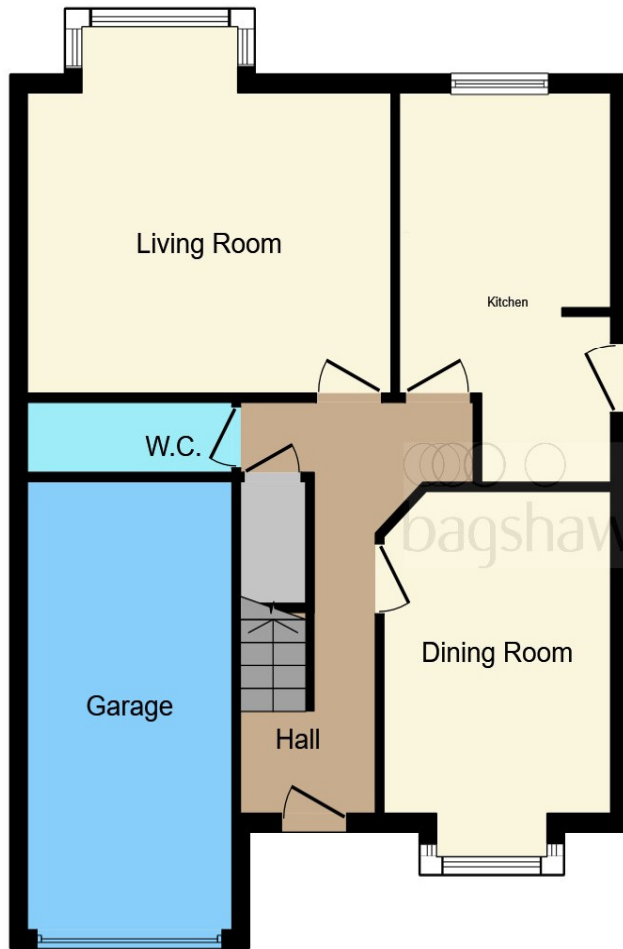
**Tayside Close, Stenson Fields Derby DE24 3HB**

**welcome to**

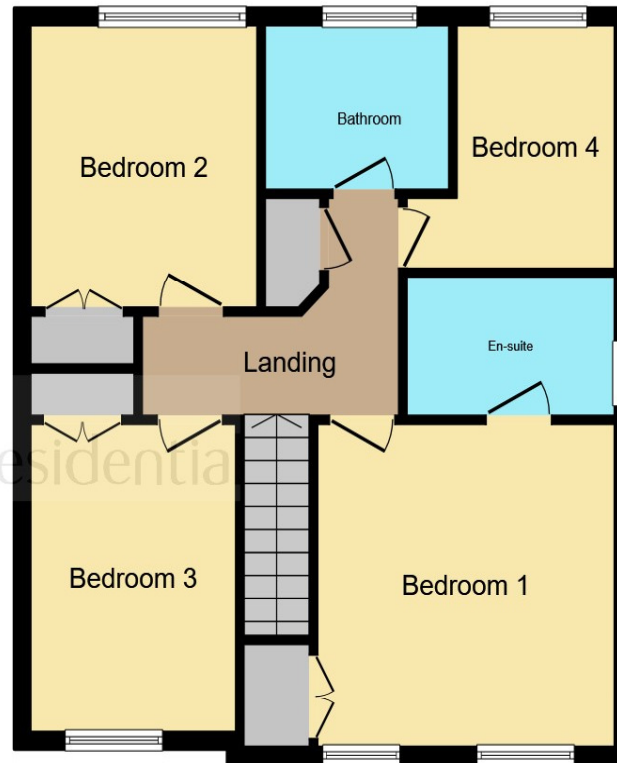
**Tayside Close, Stenson Fields Derby**

Beautifully presented 4-bedroom detached home in a sought-after residential area. Features a modern kitchen, ensuite shower, family bathroom, lounge, dining room, lovely garden, driveway and garage. Perfect for growing families and those looking to take that next step!





**Ground Floor**



**First Floor**

### **Dining Room**

13' 4" Max x 9' Max ( 4.06m Max x 2.74m Max )

### **Lounge**

13' 9" Max x 14' 7" Max ( 4.19m Max x 4.45m Max )

### **Kitchen**

14' 6" Max x 8' 4" Max ( 4.42m Max x 2.54m Max )

### **Wc**

2' 6" Max x 8' 2" Max ( 0.76m Max x 2.49m Max )

### **Garage**

16' 7" Max x 8' 4" Max ( 5.05m Max x 2.54m Max )

### **Bedroom One**

12' Max x 11' 8" Max ( 3.66m Max x 3.56m Max )

### **Ensuite**

5' 1" Max x 8' 3" Max ( 1.55m Max x 2.51m Max )

### **Bedroom Two**

10' 5" Max x 9' Max ( 3.17m Max x 2.74m Max )

### **Bedroom Three**

11' 6" Max x 8' 2" Max ( 3.51m Max x 2.49m Max )

### **Bedroom Four**

9' Max x 8' 4" Max ( 2.74m Max x 2.54m Max )

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)

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## **Tayside Close, Stenson Fields Derby**

- Four good-sized bedrooms, including master with new ensuite
- Spacious lounge with gas fireplace & separate dining room
- Modern fitted kitchen with integrated appliances
- Family bathroom plus downstairs WC
- Driveway, garage, and additional on-street parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers over

**£360,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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