



Stenson Road, Derby DE23 1LN

welcome to

Stenson Road, Derby

Known as The Lilacs, the property boasts a huge garden, spacious accommodation throughout, and standing on a non-overlooked plot of approximately 1/4 of an acre, this three bedroom semi-detached house in the heart of Littleover would make a wonderful family home.



Entrance Hall

Access to the property is gained through the door located to the side underneath the car port. Upon entry, the entrance hallway provides access to the kitchen and dining room, the cloakroom/ w/c, and the stairs to the first floor. Finished with wood panelling, wood-effect tiled flooring, a radiator, and a stained glass window looking through to the lounge.

Lounge

11' 7" x 12' 3" (3.53m x 3.73m)

Cozy lounge complete with an exposed brick fireplace with clay tiles and space for a multi-fuel burner, wooden beams to the ceiling, and a solid-oak ledge-and-brace cottage door, creating a relaxing and homely feel. With carpeted flooring, a radiator, and a double glazed window to the front.

Dining Room

13' 4" x 12' 1" (4.06m x 3.68m)

Featuring an exposed brick walls and fireplace with space for a multi-fuel burner, a dado rail, distressed wood-effect tiled flooring, Victorian plaster corning an archway through to the kitchen, a radiator, and a double glazed window to the front.

Kitchen

23' 4" x 11' 3" (7.11m x 3.43m)

Extended and modern, the bespoke, handmade, solid wood kitchen comprises of a range of matching base, wall, and drawer units with some integrated appliances such as a dishwasher, microwave, freezer, a range-style cooker and induction hob, overhead extractor hood, and Belfast sink with a stainless steel mixer tap. There is also space for further appliances. Finished with an aluminium roof lantern, spotlights to the ceiling, complementary splashback tiling, wood-effect tiled flooring, exposed brickwork, wooden beams to the ceiling, and french doors to the rear leading out to the garden.

Utility

15' 1" x 7' 9" (4.60m x 2.36m)

Large utility room accessed via the kitchen,

benefitting from spotlights to the ceiling, external doors to the side and rear leading to the car port and garden respectively, tiled flooring, a fitted air-conditioning unit, a vertical ladder-style radiator, plumbing for two washing machines, and double glazed windows to the side and rear.

Cloakroom/ W/C

Cloakroom to the ground floor comprising of a low-level w/c and a wash-hand basin. Finished with wood panelling to the walls, complementary splashback tiling, and wood-effect tiled flooring.

Landing

First floor landing giving access to all three bedrooms and the bathroom, finished with carpeted flooring, stylish down lights, and a double glazed window to the rear with a rustic barn-style shutter. Also allowing access to the loft via a loft-hatch, which is partly boarded and has power and lighting.

Bedroom One

12' 11" x 11' 11" (3.94m x 3.63m)

Double bedroom finished with wood-effect vinyl flooring, spotlights to the ceiling, stylish wall and downlights, a radiator, a fixed air-conditioning unit, and a double glazed window to the front.

Bedroom Two

11' 11" x 11' 6" (3.63m x 3.51m)

Double bedroom with a feature brick fireplace, and finished with wood laminate flooring, wood panelling, a dado rail, a radiator, and a double glazed window to the front.

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)

Bedroom finished with wood-effect vinyl flooring, stylish wall lights, and a double glazed window to the rear with rustic barn-style shutters.

Bathroom

Recently renovated, fitted, three-piece suite comprising of a Japanese soaking bath with a rainfall showerhead, low-level w/c, and a wash hand basin

sat in a vanity unit. Finished with imported Italian wall tiles, illuminated and heated wall mirror, a vertical ladder-style, dual-fuel, wifi radiator, spotlights and bluetooth speakers to the ceiling, and a solid-oak ledge-and-brace cottage folding door and a frosted double glazed window to the side.

Garden Room

15' 5" x 10' 2" (4.70m x 3.10m)

Freestanding composite garden room/summer house benefitting from double glazing and UPVC french and patio doors to two sides to allow for plenty of light and fresh air, as well as spotlights to the ceiling, wood laminate flooring, a fixed air-conditioning unit, electric blinds, wifi, television point, and mains electricity and plug sockets. With decking wrapping around two sides and spotlights to the roof overhang for lovely ambient lighting.

Outbuildings

Extensive outbuildings comprising of three separate rooms measuring 15'9" x 9'6", 15'11" x 9'6", and 11'9" x 9'6". Previously used as hobby rooms, they benefit from mains electricity connection and lighting with one room also connecting to mains plumbing and a fixed air-conditioning unit. Accessed via the rear garden and car port, with UPVC doors connecting the rooms, ceramic tiled flooring, and double glazed windows.

External

The front of the property is set back from the road and home to a block paved driveway, bordered by low red brick walls and mature hedgerows, providing off-road parking for multiple vehicles, and leading to aluminium gates at the side giving access to the car port, with a security-code lock. With two outside taps and outside electrical points.

The vast rear garden is incredibly private and not overlooked, and boasts a block paved area covered by a composite pergola with fluorescent strip lights, leading to the well-maintained laid-to-lawn, bordered by mature greenery and foliage. The end of the garden is home to three stables and a tack room.



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welcome to

Stenson Road, Derby

- EXTENDED VICTORIAN THREE BEDROOM SEMI-DETACHED HOUSE
- WELL-PRESENTED AND TRULY UNIQUE
- TWO RECEPTION ROOMS AND EXTENDED KITCHEN AND UTILITY
- BATHROOM AND CLOAKROOM/ W/C
- APPROX. 1/4 ACRE, NON-OVERLOOKED PLOT WITH A DRIVEWAY

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MVR109054 - 0009

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bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk