



Sturston Close, Stenson Fields, Derby, DE24 3FR
£220,000
Freehold



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Acquire Sales and Lettings are pleased to bring to the market this larger than average and very well presented three bed town house on the popular Saxon Gate estate in Stenson Fields. Nestled on a quiet cul de sac, with a nearby footpath and play area, the property lends itself perfectly for a family. The property briefly comprises of entrance hallway giving access to stairs, kitchen, downstairs WC and living room/diner. The first floor offers three generous sized bedrooms, bathroom and access to loft. Externally to the property there is an enclosed garden to the rear with outbuilding and parking for two cars to the front. The property benefits from gas central heating and upvc double glazing throughout.



ENTRANCE HALL

Solid oak flooring and gas central heated radiator. This welcoming hallway offers access to kitchen, living room/diner and stairs to the first floor with storage underneath and plumbing for washing machine.

KITCHEN

11' 0" x 8' 4" (3.377m x 2.549m) Solid oak flooring, upvc double glazed window to front elevation and gas central heated radiator. Full range of modern wall and base units with worktops and sink with drainer, integrated electric cooker and gas hob with extractor over. Space for tall fridge/freezer and dishwasher.

LIVING ROOM/DINER

12' 8" x 15' 4" (3.879m x 4.687m) Solid oak flooring, gas central heated radiator and upvc double glazed window and door to rear garden.

DOWNSTAIRS WC

4' 7" x 6' 2" (1.412m x 1.895m) Vinyl laminate flooring and gas central heated radiator. Two piece suite comprising of low level wc and wash hand basin. Ample space for coat and shoe storage.

STAIRS AND LANDING

Carpeted flooring and providing access to three well sized bedrooms, bathroom and loft.

BEDROOM 1

13' 10" x 13' 2" (4.218m x 4.031m) (at largest) Carpeted flooring, gas central heated radiator and upvc double glazed window to front elevation. Fitted double wardrobe.

BEDROOM 2

11' 4" x 8' 9" (3.461m x 2.686m) Carpeted flooring, gas central heated radiator and upvc double glazed window to rear elevation.

BEDROOM 3

11' 4" x 6' 3" (3.456m x 1.924m) Carpeted flooring, gas central heated radiator and upvc double glazed window to rear elevation

OUTSIDE

To the front is parking for two cars. To the rear is a delightful, enclosed low maintenance garden. The well positioned plot gives the garden a lot of privacy. To the rear of the garden is a well sized outbuilding/summer house with electrics and upvc doors and windows which can be utilised as bar, gym, office or workshop. There is access via external gate or living room door.

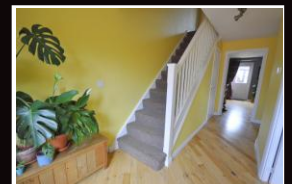
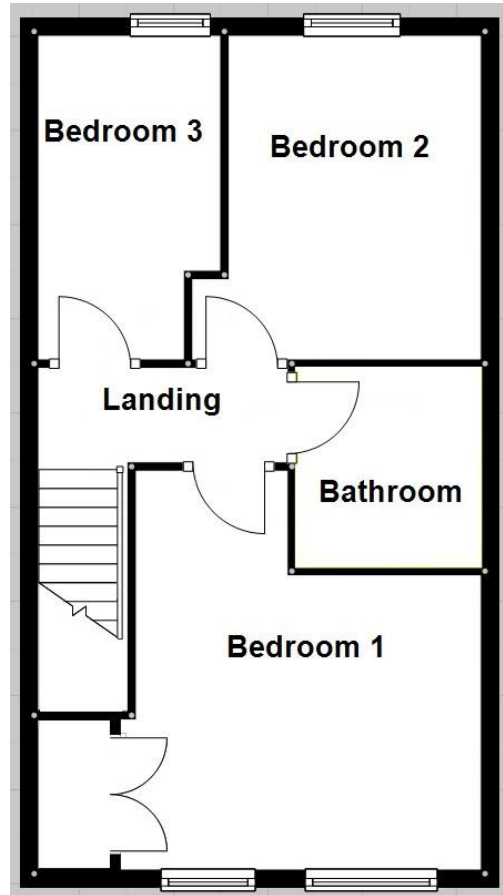
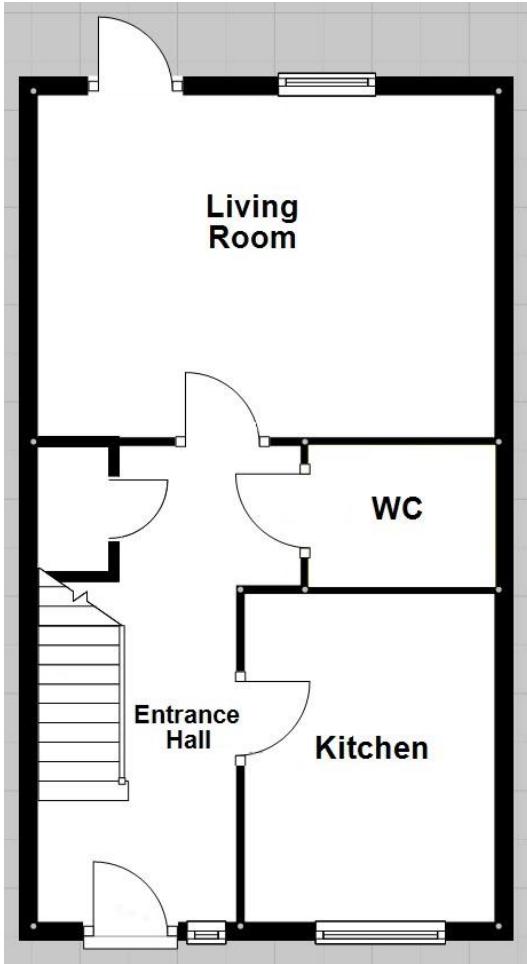
DISCLAIMER

Council tax band B.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.