



## Manor Road, Stanton DE15 9SP £250,000

Nestled in the sought-after area of Manor Road, Stanton, this stunning new build offers a modern detached family home that is sure to impress. With a contemporary design and a spacious layout, this property is perfect for those seeking comfort and style.

The house boasts three generously sized double bedrooms, providing ample space for family living or guests. Each room is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The heart of the home is undoubtedly the kitchen diner, which comes equipped with integral appliances, making it a delightful space for both cooking and entertaining.

Situated in a popular location, this property benefits from easy access to local amenities, schools, and parks, making it an ideal choice for families. The modern features and thoughtful design of this home ensure that it meets the needs of contemporary living while providing a welcoming environment.

This is a rare opportunity to acquire a beautifully designed new build in a desirable area. Whether you are looking to settle down or invest, this property is a must-see. Don't miss your chance to make this exceptional house your new home.





#### Entrance Hall

Having Upvc double glazed entrance, Upvc double glazed frosted flush window, central heating radiator, power points, spindle staircase to first floor landing, luxury wood effect vinyl flooring, cloaks cupboard and doors off which lead:

#### Lounge

22'11" x 11'4" (6.99m x 3.45m)

Having feature media wall with illuminated recesses, recessed flame effect fire, wood effect luxury vinyl flooring, central heating radiator, power points, Upvc double glazed flush bay window and Upvc double glazed French doors to the rear paved patio.

#### Kitchen/Dining Room

17'11" approx x 12'4" approx (5.47m approx x 3.76m approx)

Having 1.5 bowl single drainer sink unit set in a granite work surface with fitted units below and integral dishwasher. Further matching granite work surface with a flush fitted stainless steel four ring gas hob, stainless steel extractor and built in oven/grill. Matching fitted units above and below, Integral fridge/freezer. Tiled splash backs to work surfaces, anthracite vertical flat panel radiator, wood effect luxury vinyl flooring, power points, Upvc double glazed flush window to the side and Upvc double glazed flush window to the rear garden.

#### Utility Room / Guest WC

5'3" x 8'1" (1.61m x 2.46m)

Having stainless steel sink set in work surface with fitted units below, adjacent space an plumbing for domestic appliances. Low level WC, tiled flooring, central heating radiator, power points and Upvc double glazed frosted flush window.

#### Landing

Spindle staircase to the spacious first floor landing having central heating radiator, power points, loft access, Upvc double glazed flush window and doors off which lead:

#### Bedroom

12'6" approx x 12'8" approx (3.83m approx x 3.87m approx)

Having central heating radiator, power points and Upvc double glazed flush window overlooking the rear garden.

#### En-suite Shower Room

Being fully tiled and having a white suite comprising of a walk in cubicle with fitted shower, wash hand basin set in a vanity unit and close coupled WC. Ceramic tiled flooring, centrally heated towel rail and Upvc double glazed frosted flush window.

#### Bedroom

11'1" x 12'8" (3.38m x 3.86m)

Having central heating radiator, power points and Upvc double glazed flush bay window.

#### Bedroom

10'8" x 10'2" (3.24m x 3.09m)

Having central heating radiator, power points and Upvc double glazed flush window overlooking the rear garden.

#### Family Bathroom

Being fully tiled and having a white suite comprising of a free standing rolled top bath with shower mixer taps, pedestal wash hand basin and low level WC. Centrally heated towel rail, ceramic tiled floor and Upvc double glazed frosted flush window.

#### Outside

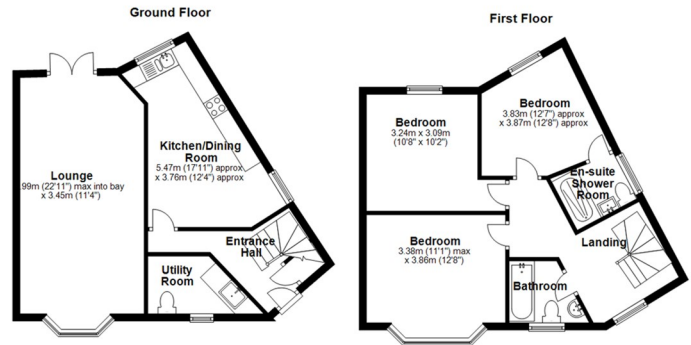
The property has the benefit of gardens front and rear. The front having a tarmac drive way proving off road parking for numerous vehicles, side lawn and gated access to the rear. The rear briefly comprises of an 'L' shaped paved patio, lawn and boundary fencing.

#### Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is D payable to South Derbyshire, EPC rating B.

#### General

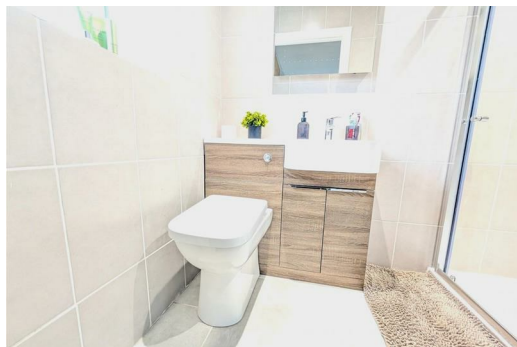
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale.  
Plan produced using Plans.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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