

3 Bed House - End Terrace

Price £200,000

 Budle Avenue, Stenson Fields, Derby, DE24 3GS



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A delightful end townhouse of some 84 square metres, situated in this highly popular locality and sited on a well tended landscaped plot. This high specification home is SUBJECT TO A SECTION 106 AGREEMENT AND IS AVAILABLE TO FIRST TIME BUYERS ONLY ON AN 80% PURCHASE (THE BUYER PAYS 80% BUT OWNS 100%). Gas central heating and UPVC double glazing. In brief; reception hall, sitting room, inner lobby with guest's cloakroom / Wc, well equipped dining kitchen boasting a range of integrated appliances. On the first floor a landing leads to three bedrooms and bathroom with luxury white four piece suite. Outside is a three car driveway and established gardens. The property is freehold. Council tax band B. Energy rating B.

Reception Hall

Having regency style composite and opaque double glazed entrance door, oak effect LVT floor, radiator and staircase to first floor.

Sitting Room 16'9" x 11'8" (5.11 x 3.56)



Having television and media connection points, two radiators, oak effect LVT floor, understairs storage cupboard and UPVC double-glazed window to front aspect.



Inner Hallway

Having oak effect LVT floor.

Guest's Cloakroom / Wc



Having modern white two piece suite with tiled splash backs, ceiling extractor fan, radiator and oak effect LVT floor.

Dining Kitchen 14'11" x 12'11" (4.56 x 3.94)



Having a range of white high gloss, soft close fitted wall, base and drawer units with wood grain effect laminated working surfaces, complimentary ceramic tiled splash backs with contrasting oak effect LVT floor, integrated stainless steel four burner gas hob, matching electric fan assisted oven and grill, canopy extractor

hood with down lighter, built in microwave, integrated larder fridge, freezer and washing machine, concealed Ideal wall mounted combination gas boiler, inset stainless steel sink top with side drainer, hot and cold mixer tap, radiator, UPVC double glazed French doors with matching picture windows giving views and access over the landscaped rear garden.



First Floor

Landing

With access to roof space and full height storage/airing cupboard.

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Principle Bedroom 12'9" x 13'0" plus wardrobe recess (3.91 x 3.98 plus wardrobe recess)



Having a range of built in wardrobes, radiator and UPVC double glazed window.

Bedroom Three 8'10" x 6'11" maximum (2.71 x 2.11 maximum)



Having a radiator and UPVC double glazed window.

Bathroom 9'11" x 7'11" maximum (3.03 x 2.43 maximum)



Bedroom Two 10'1" x 8'0" (3.09 x 2.45)



Having radiator and UPVC double glazed window.



To the front of the property is an open plan lawned fore garden with mature shrubs and trees, with an adjacent tarmac driveway giving car standing space for three cars. The rear garden is enclosed by close panelled fencing, professionally landscaped and laid to a shaped lawn with an Indian sand stone patio area, shrubs, gated side access, cold water tap, garden and security lighting.

Having a modern white four piece suite comprising; low centre flush wc, pedestal wash hand basin, panelled bath and walk in double shower with chrome mains fed shower, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, ceiling extractor fan and UPVC opaque double glazed window to side aspect.

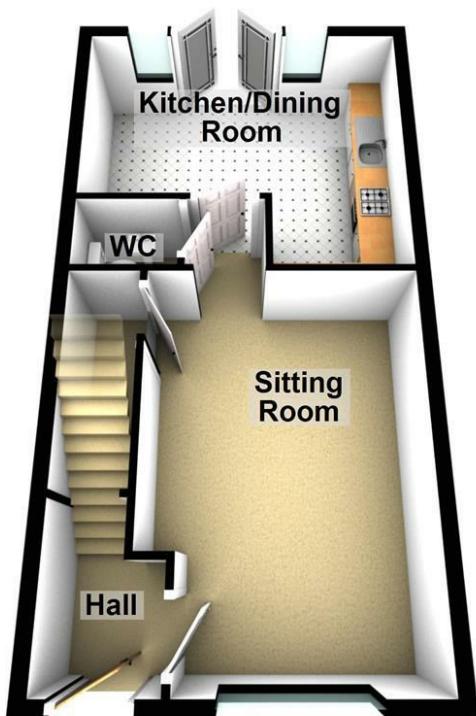
Outside

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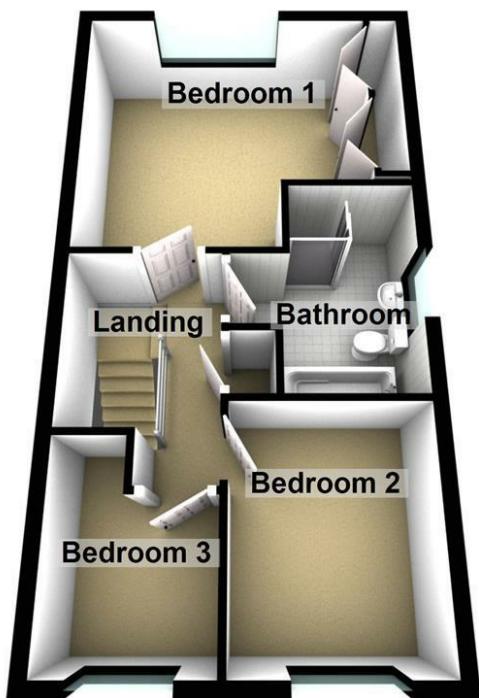
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Ground Floor



First Floor



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92 plus A	96
91-91	B
89-80	C
89-80	D
88-56	E
55-00	F
0-00	G
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	