

# 3 Bed House - Detached

Price £289,950

 Bicester Avenue, Stenson Fields, Derby, DE24 3AX



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

# 3 Bed House - Detached

£289,950

 Bicester Avenue, Stenson Fields, Derby, DE24 3AX

Arguably one of the best examples of its type in the area. This superb three bedroom modern detached family home has been the subject of a comprehensive refurbishment programme both internally and externally. Early viewing is essential. In brief; reception hall, lounge dining room, fitted kitchen, home office / family room. On the first floor a landing leads to three bedrooms and refitted bathroom. Outside is ample car parking, garage and landscaped rear garden with feature entertaining area. The property is sold freehold. Council tax band C. Energy rating D.

## Reception Hall



Having UPVC opaque double glazed entrance door with adjacent window, wood grain effect LVT floor, radiator, understairs storage cupboard and staircase to first floor.



## Guests Cloak Room/WC



Having modern white two piece suite with wood grain effect LVT floor and UPVC opaque double glazed window to side aspect.

television and media connection points, two radiators and UPVC double glazed windows to both front and rear aspects.



## Lounge/Dining Room 23'7" x 12'5" reducing to 8'9" (7.21 x 3.80 reducing to 2.67)



Having a feature contemporary style fire surround, wood grain effect LVT floor,



# 3 Bed House - Detached

£289,950

 Bicester Avenue, Stenson Fields, Derby, DE24 3AX

## Fitted Kitchen 10'0" x 9'0" (3.05 x 2.75)



Having a range of shaker style fitted wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, concealed larder fridge, freezer and slim line dish washer, space and plumbing for automatic washing machine, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, ceiling LED down lighters and UPVC double glazed window to rear aspect.



## Family Room/Home Office 13'7" x 7'7" (4.15 x 2.32)



Having a wood grain effect floor, radiator, door to garage, UPVC double glazed window and UPVC double glazed door to garden.

## First Floor

### Landing



With access to roof space, full height storage cupboard (housing the wall mounted combination gas boiler) and UPVC double glazed window to side aspect.

## Principal Bedroom 12'0" x 11'0" (3.68 x 3.37)



Having a range of built in wardrobes, laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.



## Bedroom Two 12'5" x 9'1" plus door recess (3.80 x 2.78 plus door recess)



Having a range of fitted wardrobes, radiator and UPVC double glazed window to front aspect.

# 3 Bed House - Detached

£289,950

 Bicester Avenue, Stenson Fields, Derby, DE24 3AX



**Bedroom Three 9'6" x 9'9"  
reducing to 6'5" (2.90 x 2.98  
reducing to 1.98)**



Having a radiator and UPVC double glazed window to front aspect.



## Bathroom



Having a fitted modern contemporary white three piece suite with feature fixed head mains fed drench shower together with hand held shower attachment over the bath, glass shower screen, complimentary ceramic tiled walls with contrasting vinyl floor, powder coated heated towel rail, ceiling LED down lighters (with integrated extractor fan) and UPVC opaque double glazed window to rear aspect.

## Outside



The property occupies a sought after position, in a quiet cul-de-sac and is sited on a south facing landscaped plot. To the front is a dwarf boundary wall leading to a block paved drive and pathway with a lawned and shrubbed border. This in turn leads to the attached garage, measuring internally 4.78 x 2.73m, having twin wooden garage doors, internal personal door and supplied with power and light. The

landscaped south facing rear garden is enclosed by close panelled fencing, laid to a shaped lawn with timber decked patio area, together with established shrubs and trees, A particular feature of the property is the ornamental pergola and entertaining bar supplied with power and light and having artificial lawn, cold water tap and garden lighting.

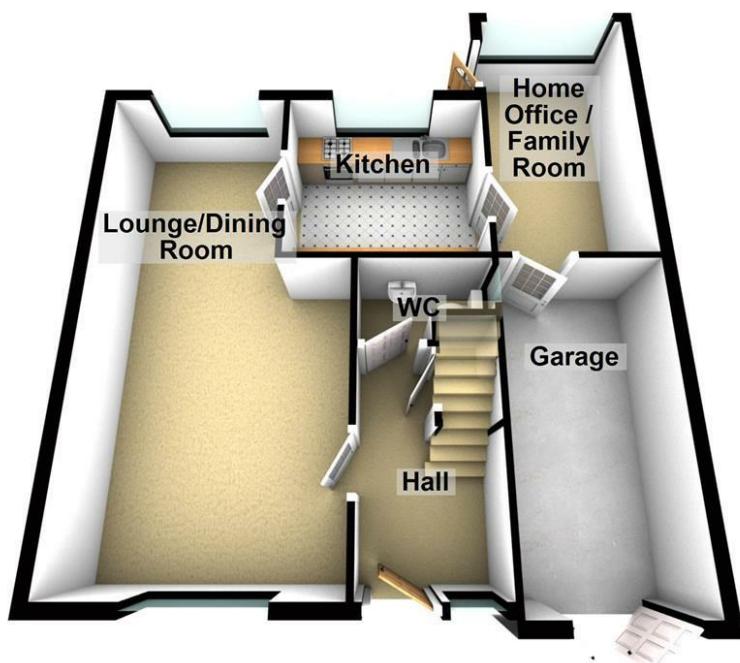


# 3 Bed House - Detached

£289,950

 Bicester Avenue, Stenson Fields, Derby, DE24 3AX

## Ground Floor



## First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			62
(70-79) C			
(55-69) D			
(39-54) E			
(21-38) F			
Very energy inefficient - higher running costs			
(1-20) G			

England & Wales EU Directive 2002/91/EC

[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

