

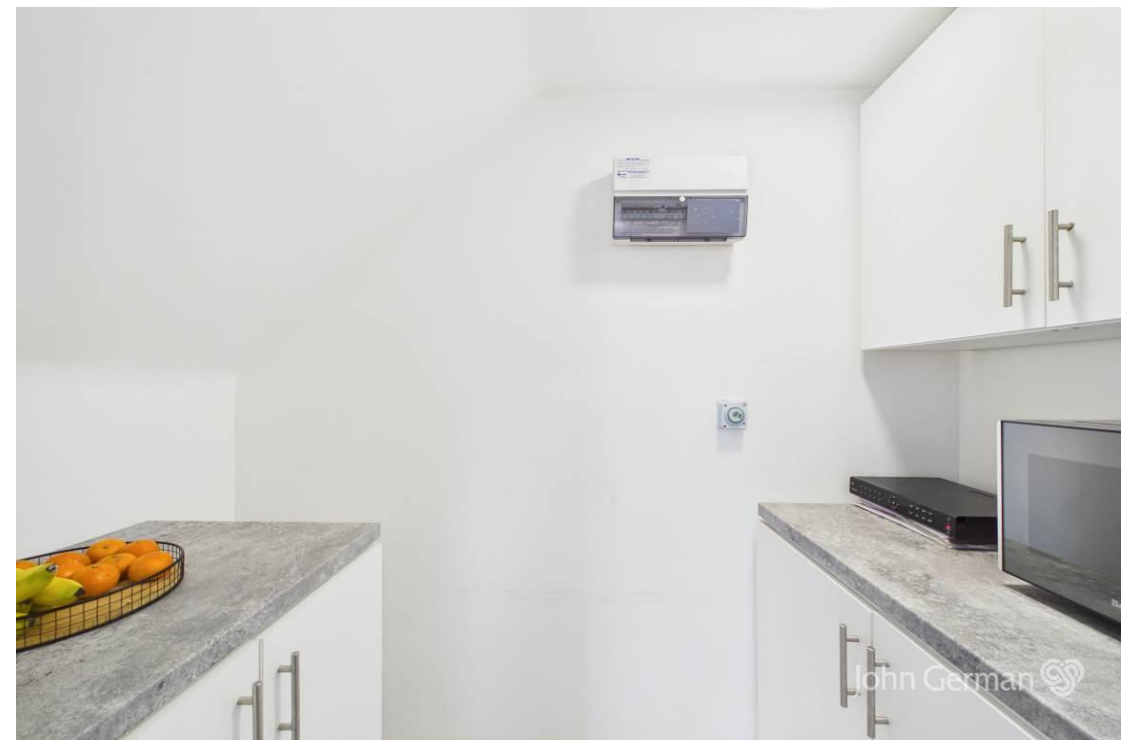
# Mallow Close

Stenson Fields, Derby, DE24 3EJ

John German



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£325,000

Wonderfully private plot bordering onto countryside with wrap around views. Stunning double-fronted design which delivers on style, space, and practicality, flooded with natural light from multiple windows. Private walled garden, extensive off-road parking for multiple vehicles and detached garage.

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The property faces out onto a natural pond and fields that extend out into the distance. The front entrance door opens into a bright welcoming entrance hall with stone tile flooring. Stairs rise to the first floor and doors lead into the main ground floor living spaces and into the ground floor guest WC which is fitted with a low flush WC and pedestal wash basin.

The lovely lounge has LVT flooring and elegant double aspect windows with plantain shutters overlooking the greenspaces in front and the pond to the side, perfect for relaxing or entertaining.

On the opposite side of the house is the dining room which has French doors and full height windows overlooking the garden to the side elevation, and a window to the front, again with fitted plantain shutters. It has stone tiled flooring which continues into the adjacent kitchen that is open plan to the dining room creating a wonderfully open and sociable space. The kitchen is fitted with a range of wall and base units incorporating rolled edge work surfaces as well as a range of integrated appliances such as: fridge, freezer, dishwasher, washing machine, inset sink, hob, oven and extractor fan.

There is a useful utility room/larder fitted with a matching range of base and wall units with roll edge worksurfaces.

The master bedroom has double aspect windows again with plantain shutters and stunning views, fitted wardrobes and its own en suite which is fitted with a three piece suite comprising of wash hand basin, WC, walk in shower cubicle with electric shower. Also having an opaque glazed window to front elevation, tiled splashbacks and a heated towel rail.

The family bathroom is fitted with a three piece suite comprising of bath with shower attachment and glass shower screen, combination of ceramic tiling and modern PVC panelling, pedestal wash basin, WC, opaque glazed window to side elevation.

The second bedroom has two lovely windows with plantain shutters and stunning views, a fitted wardrobe and built-in storage over the stairs. Bedroom three has a window to the rear with plantain shutters.

Outside the property is located at the top of a shared private driveway with extensive additional parking and a detached brick built garage with power and lighting plus a courtesy door into the garden. Gated access opens into a walled and private garden with a paved patio, artificial lawn and a timber decked seating area.

Located off Stenson Road in Stenson Fields this exceptional home enjoys easy access to local amenities including shops, well-regarded schools, and the Stenson Fields Community Centre. Excellent transport links ensure easy travel to Derby city centre, East Midlands Airport, and major regional employers such as Rolls -Royce, Alstom, and the Royal Derby Hospital.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

The property appears in an area at high risk for surface water flooding.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

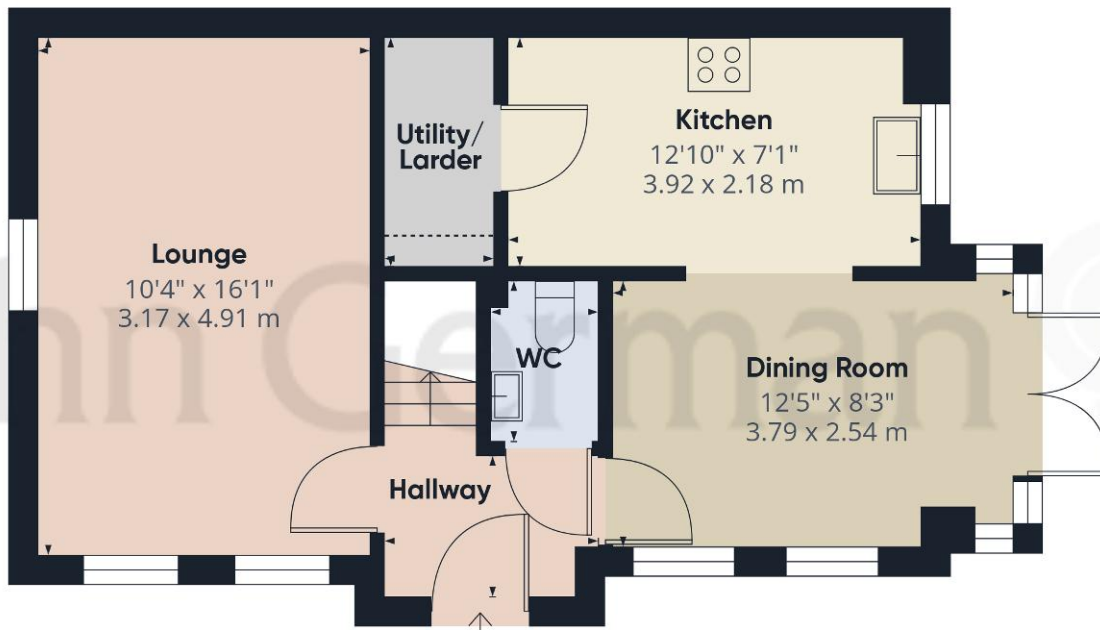
**Broadband and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band C







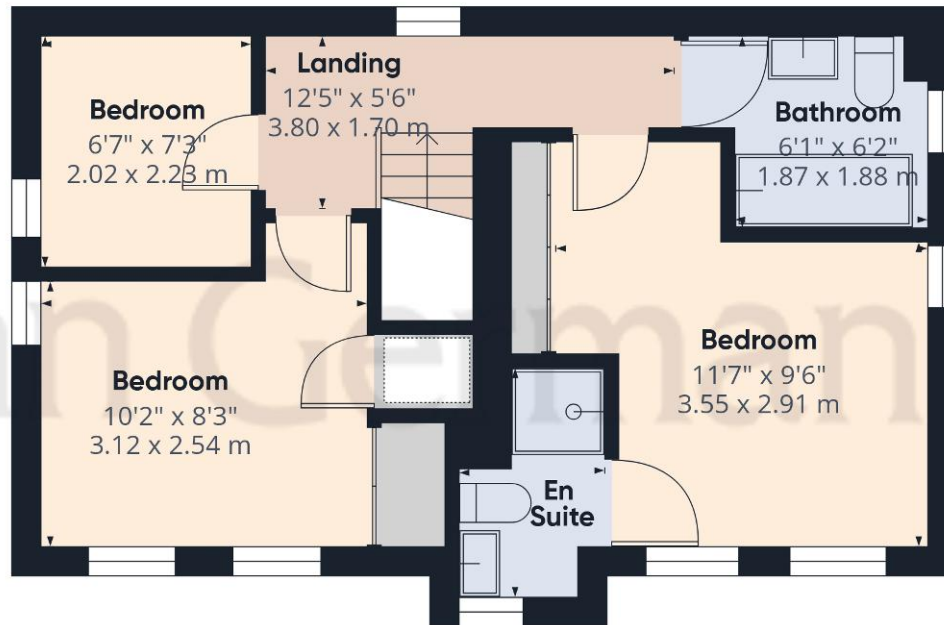
Ground Floor

**Approximate total area<sup>(1)</sup>**

846 ft<sup>2</sup>  
78.6 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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