

# Tickham Avenue

Stenson Fields, Derby, DE24 3AS

John German



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£275,000

Lovely family home, extend to the ground floor in three directions creating a very practical layout particularly for anyone who tends to host large family parties. Absolutely immaculate throughout. Excellent cul-de-sac location close to the local school and Asda Centre.



Entrance to the property is via the front porch which has a replacement double glazed entrance door with matching side window, space for coats and shoes, central heating radiator and a further double -glazed entrance door to the hall. The main hallway features stairs rising to the first floor with a contemporary chrome and wood balustrade, under stairs storage, vertical radiator and doors leading off to the ground floor living spaces. The front living room has been extended to the front by way of a deep square uPVC double glazed bay window and to the side, significantly extending the available living space and creating a generous reception room. There is a modern fireplace with a wood surround, marble back and hearth and an inset living flame fire, modern radiators and a second uPVC double glazed window to the front.

Moving through to the rear of the house, which has also been extended, this time to create a spectacular open plan living and dining kitchen, fitted with an extensive range of sleek handleless units with under unit lighting, extensive worktop space, an inset sink unit with mixer tap, integrated fridge dishwasher and space for a range cooker (available by separate negotiation). There is space for a dining table and chairs with a vertical radiator, before stepping through into the open seating area with Velux skylights uPVC double glazed French doors which open out onto the rear garden, as well as a matching window to the rear, contemporary radiators, spot lighting and a door through into the utility room. The utility room also features a Velux skylight, a uPVC double glazed rear entrance door and is fitted with base and eye level units with roll edge worksurface and an inset stainless-steel sink, leaving spaces for a washing machine and tumble dryer, as well as a fridge freezer. An archway with more matching double height cupboards provides excellent storage, beyond which is located the ground floor guest WC, which has been recently refurbished with luxury fittings including a concealed flush WC and a vanity wash basin with a range of matching storage, fully tiled walls, window to the side and a heated towel radiator.

On the first floor, a central landing leads to three well proportioned bedrooms served by a fully tiled family bathroom fitted with a modern suite comprising concealed flush WC, vanity wash basin with storage beneath, a "P" shaped bath with shower over and glass shower screen, heated towel radiator and a uPVC double glazed window to the rear.

Outside the property is located towards the head of the cul-de-sac with a good-sized front garden which has been landscaped for easy maintenance with a generous block paved driveway providing ample off-road parking. The fully enclosed rear garden is also block paved with an artificial lawn, a large timber garden shed and an outside tap.

**Agents note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**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.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre - 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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) **Our Ref:** JGA/18112025









Ground Floor



Floor 1

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

1078 ft<sup>2</sup>

100.1 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

1 m<sup>2</sup>

(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**





### Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### 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		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Loughborough | Stafford | Uttoxeter

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