







2 Stonehill, Derby, DE74 2LY

£275,000

NO ONWARD CHAIN

This three-bedroom semi-detached home sits on a substantial corner plot on Stonehill, Castle Donington, within a well-established residential area. The property benefits from a generous driveway and a large front and side garden, offering plenty of outdoor space along with potential for extension or alteration, subject to the necessary planning permissions. To the rear is a paved, low-maintenance garden suited to outdoor seating and dining.

Internally, the ground floor comprises an entrance hallway, a comfortable living room, and a spacious kitchen/diner with room for both dining and informal seating, creating a flexible family space. There is also a useful pantry, a downstairs WC, and a coal store/outbuilding providing additional storage.

Upstairs are two double bedrooms and a single bedroom, all finished with carpeted flooring. The bathroom has been recently refitted and includes a modern shower cubicle and contemporary fittings.

The property offers good internal space, a particularly generous plot, and scope to improve or extend if desired, making it suitable for a range of buyers.

Entrance Hallway

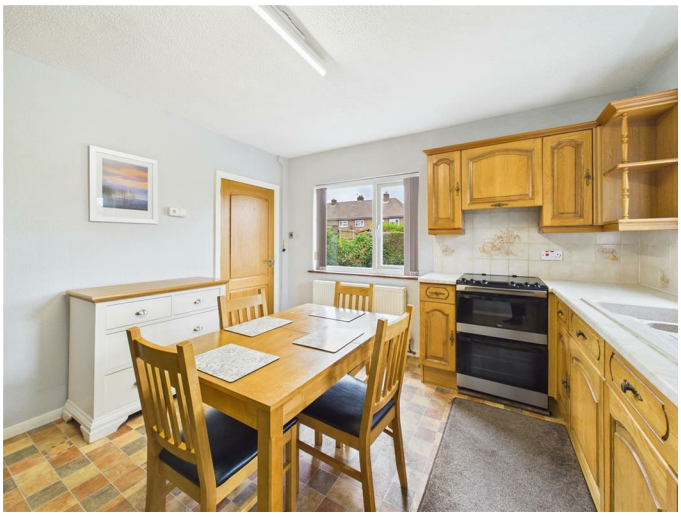
A bright entrance hallway providing access to the principal ground floor accommodation, with stairs rising to the first floor.

Living Room



Spacious reception room with a window to the front elevation and double doors opening onto the rear garden. Featuring a gas fire with stone hearth and benefiting from gas central heating radiator.

Kitchen/Diner



Fitted with a range of wall and base units incorporating an integrated fridge, double oven and gas hob. Benefitting from an under-stairs storage cupboard and separate pantry. Offering ample space for a dining table and an additional seating area if required. With windows to the front and side elevations and gas central heated radiator.

Inner Entrance Hallway

Accessed via a side entrance door, this useful inner hallway provides access to the kitchen/diner, utility room/wash house and ground floor WC. Offering a practical secondary entrance to the property.

Utility/Wash House

Useful utility room with plumbing and space for a washing machine, providing additional storage and laundry facilities separate from the main kitchen.

WC

Ground floor WC fitted with a low-level WC and window to the side elevation.

First Floor Landing

Carpeted landing with a window to the rear elevation, providing access to all first-floor accommodation.

Master Bedroom



Carpeted double bedroom with fitted wardrobes, gas central heating radiator, and a front elevation window providing natural light.

Bedroom 2



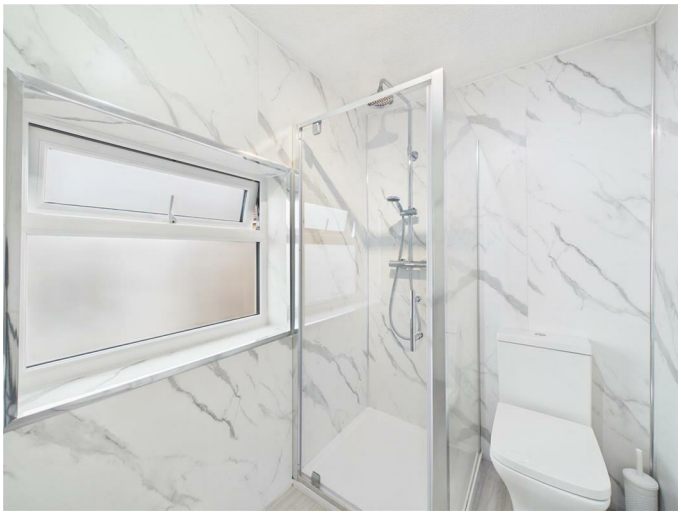
Carpeted double bedroom with a front elevation window and gas central heating radiator.

Bedroom 3



Spacious third bedroom with carpeted flooring, a window overlooking the rear garden, and gas central heating radiator.

Family Bathroom



Fitted with aqua board wall panelling with marble-effect finish. Comprising a chrome mixer shower in modern shower enclosure, WC, and vanity sink unit with storage. Finished with a wall-hung mirror and benefiting from a frosted rear elevation window and gas central heating radiator.

Garden



A standout feature of the property is the generous corner plot it occupies. To the front, the property offers a pebbled frontage with a low-level fence and a driveway providing off-road parking for multiple vehicles.

To the rear, there is a slabbed garden area offering a low-maintenance outdoor space, with a decked seating area positioned directly off the living room, ideal for outdoor dining and entertaining.

Disclaimer & Anti-Money Laundering (AML) Notice

All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.
In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

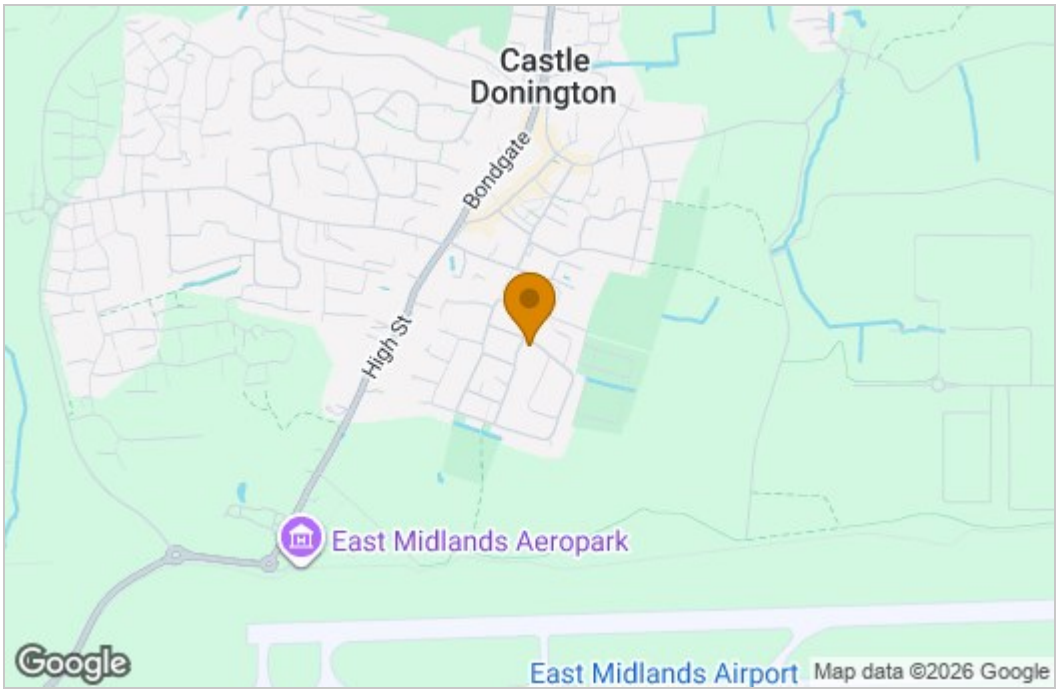
Local Amnesties

The property is ideally positioned for a range of local amenities including shops, cafés, restaurants, pubs and supermarkets. St Edward's C of E Primary School and Castle Donington College are both within walking distance, making the location particularly convenient for families.

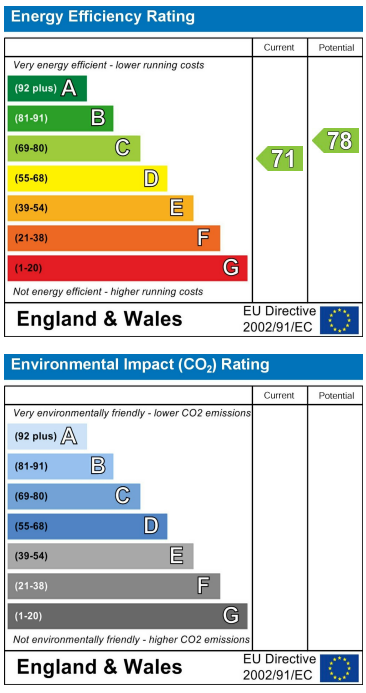
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Marble Property Services Ltd
T: 01332 811 333
E: ask@marbleproperty.co.uk

23-33 Borough Street Castle Donington Derby DE7 2LA
F: 01332 850070

rightmove.co.uk
The UK's number one property website