

2 Bed House - Semi-Detached

162 Stenson Road
Derby
DE23 1JG

£1,150 Per Calendar Month

Fletcher
& Company

162 Stenson Road
Derby
DE23 1JG

2 2 2 E

• Extended Traditional Semi-Detached Home • Large Enclosed Rear Garden • Stylish Presentation • Entrance Hall, Cellar & Lounge with Bay Window • Spacious Dining Room, Kitchen & Large Conservatory • Two Double Bedrooms • En-Suite Bathroom & Shower Room • Full Width Driveway for Four Cars • Derby Moor School Catchment • AVAILABLE NOW

Spacious & Extended Home With Extensive Rear Garden - A most deceptive traditional semi-detached home, this property offers stylish presentation and spacious room proportions that really have to be viewed to be appreciated.

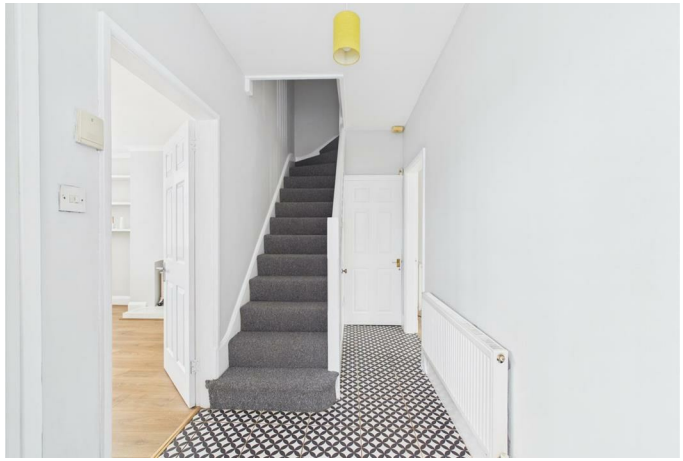
The property has gas central heating, double glazing and in brief comprises: entrance hallway, two compartment cellar, lounge with bay window, spacious dining room with open plan access to the kitchen and patio doors giving access to a large conservatory.

The first floor landing leads to two double bedrooms and shower room. The master bedroom has the benefit on an en-suite bathroom and in-built storage.

A true feature of this property is the extensive rear garden which has to be viewed to be fully appreciated. The garden has a generous paved patio area with bespoke timber framed outdoor seating area and a proportionate lawn area.

Available Now.













LOCATION

Stenson Road is located on the edge of Littleover and provides a convenient location offering easy access to the good range of amenities available in the village centre and at the Cavendish shopping area. There is also a regular bus service to Derby City centre which offers a more comprehensive range of facilities.

Littleover offers good schooling at all levels and falls in the catchment area for Derby Moor School and private education is available at Derby High School and Derby Grammar School for boys.

There are also excellent transport links with fast access onto the A38 and A50 which lead to the M1 motorway and the main motorway network. The location is also convenient for Roll-Royce, Toyota, Derby Royal hospital and Derby University.

THE ACCOMMODATION

GROUND FLOOR

Timber Framed Storm Canopy

With PVCu double glazed door with leaded effect leading into the entrance hallway.

Entrance Hallway

15'10" into staircase x 5'6" (4.85m into staircase x 1.68m)
With staircase leading to the first floor landing with painted wooden handrail and open spindles, patterned ceramic tiled floor, central heating radiator, alarm key pad, frosted glass PVCu double glazed side window, useful under-stairs storage cupboard, doorway giving access to the cellar and further doors giving access to the lounge and dining room.

Two Compartment Cellar

Having steps leading down, built-in coat hooks, power and lighting and providing useful storage.

Chamber One

10'9" x 5'7" (3.28m x 1.70m)

Chamber Two

10'9" x 5'8" (3.28m x 1.73m)

Lounge

13'3" into bay x 11'5" (4.04m into bay x 3.48m)
Fitted with an ornamental recessed fireplace with ceramic tiled hearth, shelving built into the recess, painted wooden floorboards, curved central heating radiator into the bay, TV point and a double glazed bay window to the front elevation.

Dining Room

15'7" x 10'11" (4.75m x 3.33m)
Having wood effect laminate flooring, central heating radiator, PVCu double glazed window to the side elevation, coving to ceiling, open archway access leading through to the kitchen and aluminium double glazed sliding patio doors giving access through to the conservatory.

Kitchen

9'3" x 6'10" (2.82m x 2.08m)
Fitted with a range of wall, base and drawer units with gold coloured handles, square edge laminated concrete effect work surface over, attractive mosaic style tiled splash-backs, composite sink with gold coloured swan neck style mixer tap, integrated Hotpoint stainless steel electric double oven and grill, John Lewis halogen four ring hob with extractor unit over, integrated low level fridge and integrated dishwasher. Ceramic tiled floor, recessed LED down-lighters and a PVCu double glazed window to the rear elevation.

Spacious Conservatory

23'4" x 8' (7.11m x 2.44m)
Built of brick base wall construction with timber framed double glazed windows, vaulted polycarbonate roof with timber frame, grey woodgrain finish laminate flooring and double opening French doors opening out onto the rear garden.

FIRST FLOOR

Landing

Giving access to two double bedrooms and shower room.

Master Bedroom

15'7" x 10'11" (4.75m x 3.33m)
Having painted wooden floorboards, central heating radiator and a PVCu wood effect double glazed window to the rear elevation.

En-Suite Bathroom

9'3" x 6'11" (2.82m x 2.11m)
(Please note that this was formerly a third bedroom and has now been converted to an en-suite bathroom.) Fitted with a white three-piece suite comprising a panelled bath with glazed shower screen and Victorian style shower mixer attachment with a wall mounted mains fed shower unit, ceramic tiled splash-backs, low level WC with push button flush and a pedestal wash hand basin. Oak effect laminate flooring, central heating radiator, wall mounted combination boiler concealed in a wall mounted cupboard, PVCu double glazed window to the rear elevation and extractor fan.

Bedroom Two

11'6" into recess x 10'7" (3.51m into recess x 3.23m)
Having painted wooden floorboards, coving to ceiling, central heating radiator and a PVCu double glazed window to the front elevation.

Shower Room

5'5" x 5'4" (1.65m x 1.63m)
Fitted with a white three-piece suite comprising a low level WC, ceramic wash hand basin built into a white high gloss vanity cupboard, shower cubicle with wall mounted chrome mains fed shower unit, ceramic tiled floor, ceramic tiling to the walls, coving to ceiling, recessed down-lighters, central heating radiator and a PVCu obscure double glazed window to the side elevation.

OUTSIDE

Frontage and Driveway

The property is set back from the road and offers a generous block paved driveway providing off-road car standing for four vehicles. To the right hand side of the property a decorative wrought iron gate gives access to a paved pathway with Cotswold stone border leading to the enclosed rear garden.



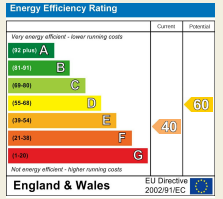
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

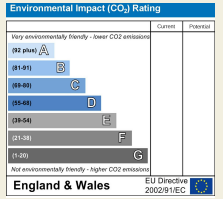
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk

BRITISH PROPERTY AWARDS 2020 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

UNITED KINGDOM PROPERTY AWARDS REAL ESTATE ★★★★★ BEST ESTATE AGENCY SINGLE OFFICE DERBYSHIRE Fletcher & Company 2020-2021





Fletcher & Company