

Merevale Way, Stenson Fields

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Offers in excess of
£250,000



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This property at a glance:



Watch the video



Merevale Way, Stenson Fields



Jodie says:

"This well thought out property would make a great choice for a small family. To the front, there are two side by side parking spaces which is a great bonus for a property of this size. Inside, the hallway is a handy space to take off your shoes and leads through into a guest WC and the living room. The living room sits to the front of the house and is a lovely bright space. The brand new kitchen diner has been opened up and refitted with sleek grey units and fully integrated appliances. The underfloor heating is a great addition in here, meaning you have the benefit of hard flooring whilst feeling warm underfoot. Located at the rear with double doors out to the garden, this really is a lovely space.

The stairs lead up to the first floor from the living room, where you'll find 3 good sized bedrooms. Bedroom 1 has recently had a built in wardrobe fitted and is a lovely bright room that sits to the back of the home. Bedroom two and three benefit from fitted wardrobes too, extra storage is always important! The family bathroom has just been refitted with black fittings making this a stylish yet practical space.

Outside, the useful details continue! The shed benefits from power where the current owners store a freezer, really handy if you need that facility for the family! The garden itself is fully decked and really low maintenance, so useful if you're short on time or not particularly green fingered! But equally, some planters or pots would look lovely out here! What a lovely home for a family in a convenient area"

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Did you spot...

This lovely family home has a newly fitted kitchen



A message from the seller:

"My daughter was 4 years old when I moved into this house and we made it home, we both love the area, park nearby and all the neighbours look out for the kids when they're playing out. I love the sense of community on the estate and would love to find a bigger house on the estate. Love the décor in our home its warm and cosy and will be sad to leave but hope someone will enjoy living there as much as we have."

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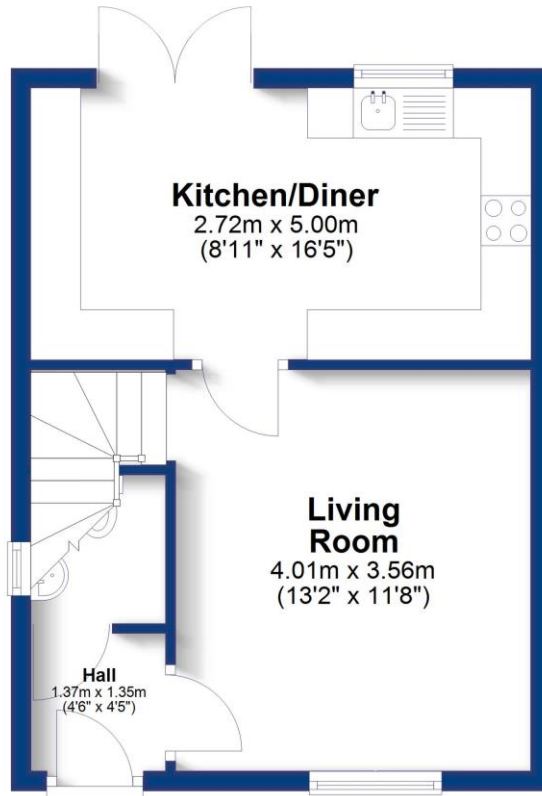


Floor Plan

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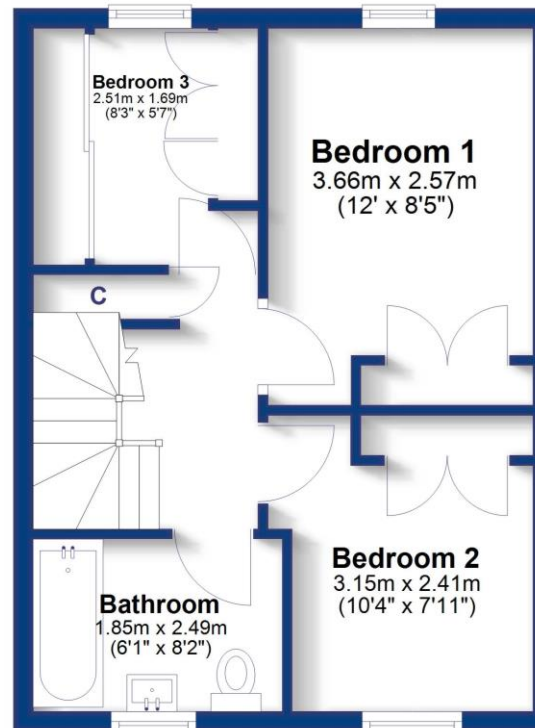
Ground Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 68.6 sq. metres (738.4 sq. feet)



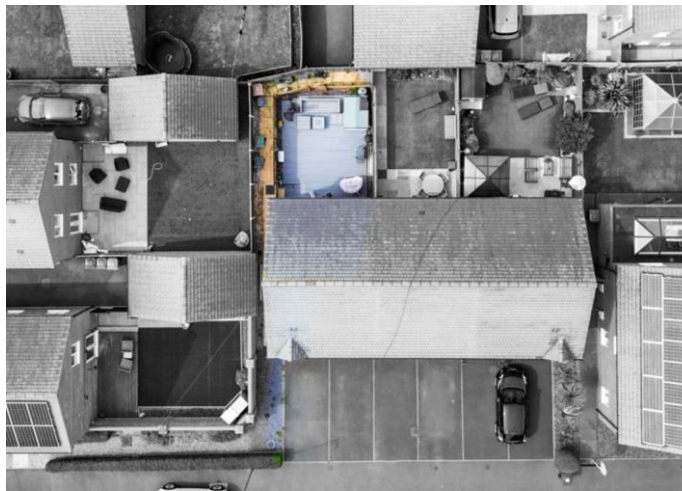
Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Key Features:

- THREE BEDROOM END TERRACE HOME
- NEW KITCHEN DINER
- NEW FAMILY BATHROOM
- LOW MAINTENANCE GARDEN
- SIDE BY SIDE PARKING
- FAMILY FRIENDLY LOCATION CLOSE TO AMENITIES
- EPC RATING C



About the area:

A popular suburb of Derby, Stenson fields has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.



Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Jodie** call
01332 30 30 30

[Click here](#) to watch the property video



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