

3 Bed House - Detached

Offers in excess of £275,000

 Bicester Avenue, Stenson Fields, Derby, DE24 3AX



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EST. 2012
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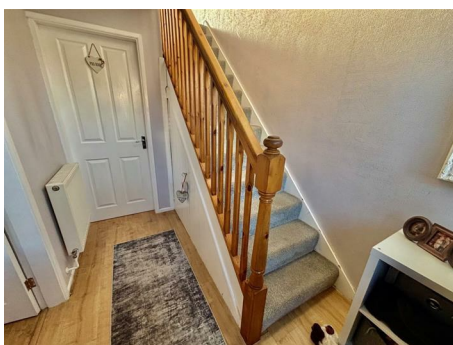
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Arguably one of the best examples of its type in the area. This superb three bedroom modern detached family home has been the subject of a comprehensive refurbishment programme both internally and externally. Early viewing in essential. In brief; reception hall, lounge dining room, fitted kitchen, home office / family room. On the first floor a landing leads to three bedrooms and refitted bathroom. Outside is ample car parking, garage and landscaped rear garden with feature entertaining area. The property is sold freehold. Council tax band C. Energy rating D.

Reception Hall



Having UPVC opaque double glazed entrance door with adjacent window, wood grain effect LVT floor, radiator, understairs storage cupboard and staircase to first floor.



Guests Cloak Room/WC



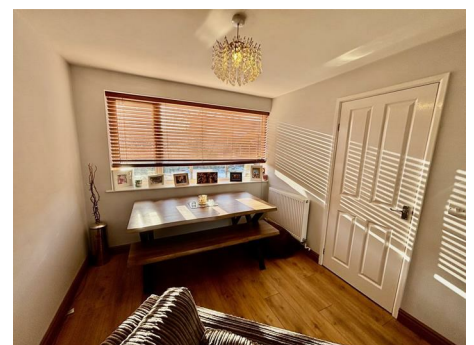
Having modern white two piece suite with wood grain effect LVT floor and UPVC opaque double glazed window to side aspect.

Lounge/Dining Room 23'7" x 12'5" reducing to 8'9" (7.21 x 3.80 reducing to 2.67)



Having a feature contemporary style fire surround, wood grain effect LVT floor,

television and media connection points, two radiators and UPVC double glazed windows to both front and rear aspects.



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Fitted Kitchen 10'0" x 9'0" (3.05 x 2.75)



Having a range of shaker style fitted wall, base and drawer units with laminated working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, concealed larder fridge, freezer and slim line dish washer, space and plumbing for automatic washing machine, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, ceiling LED down lighters and UPVC double glazed window to rear aspect.



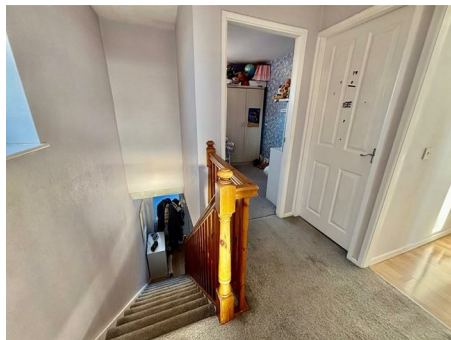
Family Room/Home Office 13'7" x 7'7" (4.15 x 2.32)



Having a wood grain effect floor, radiator, door to garage, UPVC double glazed window and UPVC double glazed door to garden.

First Floor

Landing



With access to roof space, full height storage cupboard (housing the wall mounted combination gas boiler) and UPVC double glazed window to side aspect.

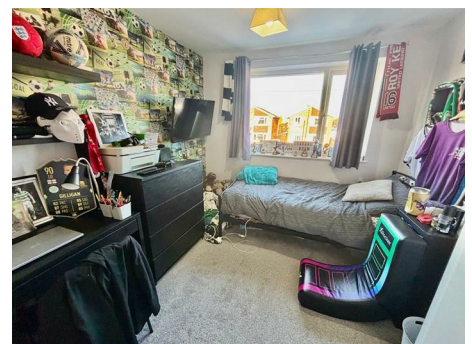
Principal Bedroom 12'0" x 11'0" (3.68 x 3.37)



Having a range of built in wardrobes, laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.



Bedroom Two 12'5" x 9'1" plus door recess (3.80 x 2.78 plus door recess)



Having a range of fitted wardrobes, radiator and UPVC double glazed window to front aspect.

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Bedroom Three 9'6" x 9'9"
reducing to 6'5" (2.90 x 2.98
reducing to 1.98)



Having a radiator and UPVC double glazed window to front aspect.



Bathroom



Having a fitted modern contemporary white three piece suite with feature fixed head mains fed drench shower together with hand held shower attachment over the bath, glass shower screen, complimentary ceramic tiled walls with contrasting vinyl floor, powder coated heated towel rail, ceiling LED down lighters (with integrated extractor fan) and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a sought after position, in a quiet cul-de-sac and is sited on a south facing landscaped plot. To the front is a dwarf boundary wall leading to a block paved drive and pathway with a lawned and shrubbed border. This in turn leads to the attached garage, measuring internally 4.78 x 2.73m, having twin wooden garage doors, internal personal door and supplied with power and light. The

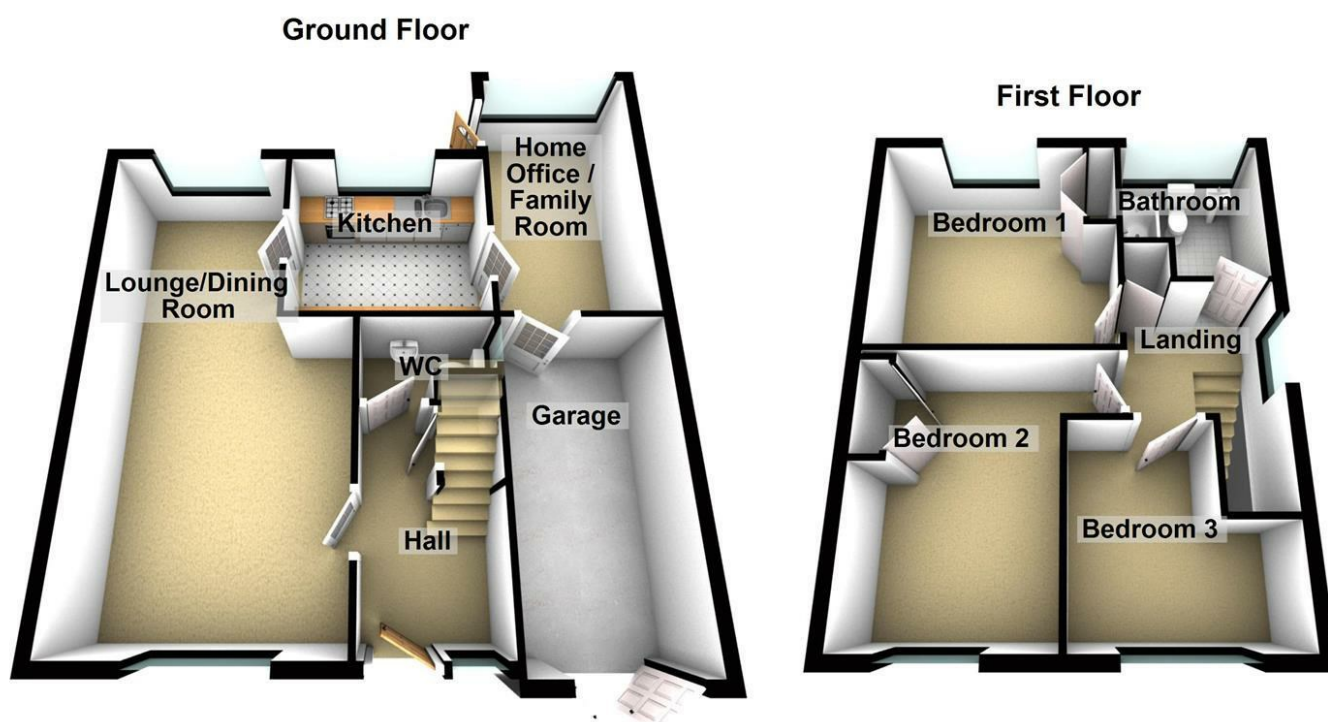
landscaped south facing rear garden is enclosed by close panelled fencing, laid to a shaped lawn with timber decked patio area, together with established shrubs and trees. A particular feature of the property is the ornamental pergola and entertaining bar supplied with power and light and having artificial lawn, cold water tap and garden lighting.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		82
B (81-91)		
C (69-80)		62
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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