



30 Stonehill, Derby, DE74 2LY

Offers Around £260,000

This delightful semi-detached property presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three generous bedrooms, this property is perfect for those looking to settle in a peaceful environment while still being close to local amenities.

The property has been extremely well-maintained and offers ample scope for creating your dream home! The open plan Kitchen/Diner and conservatory, which floods the home with natural light and offers a lovely space to enjoy the surrounding gardens. The spacious bathroom ensures convenience for family living.

Outside, the property is equally impressive, with stunning gardens that provide a serene retreat for outdoor activities or simply unwinding after a long day. The ample driveway parking accommodates up to three vehicles, making it ideal for families with multiple cars.

Situated in a quiet and tranquil location, this home is within walking distance to local schools and the village centre, ensuring that all essential amenities are easily accessible. Additionally, there is scope for renovation, allowing you to tailor the space to suit your family's needs and preferences.

Front Aspect

With a hedged border, driveway for multiple vehicles and access to the single garage

Entrance Hallway 5'10 x 12'02 (1.78m x 3.71m)

Entrance via a UVPC door, gas central heating radiator, under stairs storage, stairs rising to first floor.

Lounge 10'05 x 15'00 (3.18m x 4.57m)

With a window to the front elevation, gas central heating radiator, gas fire with surround and mantel, carpeted flooring.

Kitchen Diner 10'00 x 17'10 (3.05m x 5.44m)

With two windows to the rear elevation, door leading to conservatory, Hotpoint oven & grill, Smeg four ringed gas stove, overhead extractor fan, plumbing for dishwasher and washing machine, range of eye and base level cupboards, gas central heating radiator, vinyl flooring.

Conservatory 10'04 x 7'00 (3.15m x 2.13m)

With a door leading to the rear garden and windows to all sides, tiled flooring.

Stairs Leading To First Floor

Bedroom One 10'11 x 9'07 (3.33m x 2.92m)

With a window to the front elevation, gas central heating radiator, carpeted flooring

Bedroom Two 10'11 x 9'06 (3.33m x 2.90m)

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

Bedroom Three 7'10 x 8'00 (2.39m x 2.44m)

With a window to the front elevation, gas central heating radiator, carpeted flooring

Family Bathroom 7'10 x 7'04 (2.39m x 2.24m)

With a frosted window to the rear, low level W/C, hand was basin, bidet, spa bath with wall mounted electric shower, heated towel rail, storage cupboard, vinyl flooring.

Rear Garden

A private mature rear garden with a greenhouse, paved walk way, flowered borders, laid lawn, access to single garage with manual up and over door.

MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. These particulars do not constitute part or all of an

offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

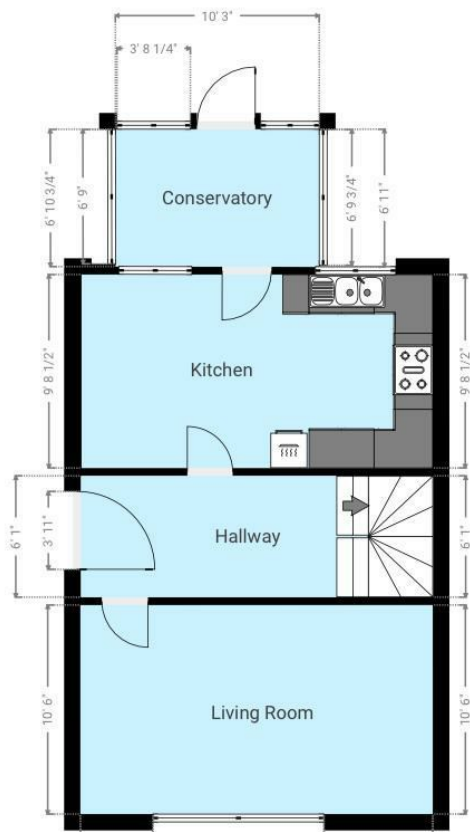
4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

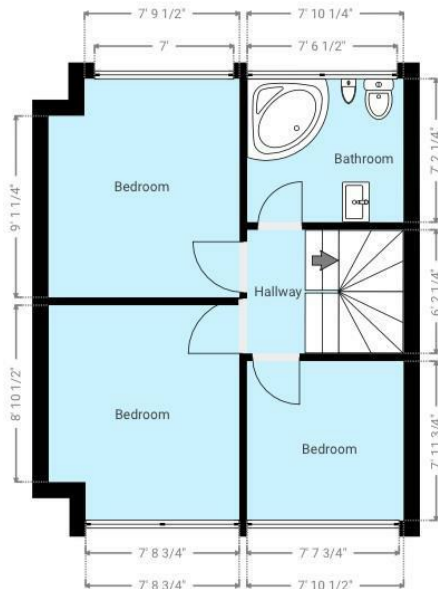
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

▼ Ground Floor



▼ 1st Floor Approximate Property measurements.
Ground floor, 465 SQ FT (43 M2).
First floor, 370 SQ FT (34 M2).
Conservatory, 70 SQ FT (6.5M).

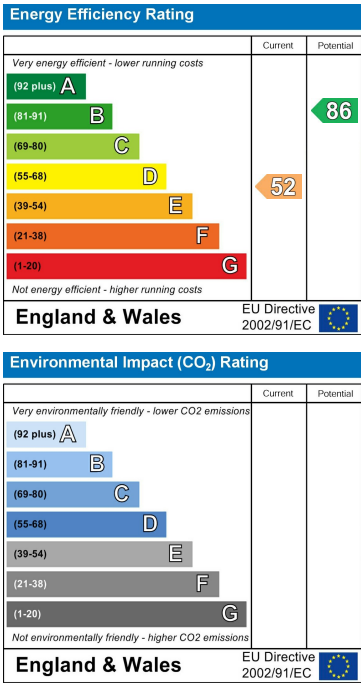


It must be noted we try to ensure the accuracy of the floor plan, however this is a guide to the layout of the property only. You must treat this floorplan as a guide only to the property's layout and not an accurate built measured survey. If you require accurate measurements/ layout guides, you must commission this independently. Where an appliance/s are shown these are illustrative only and have not been tested or confirmed to be included in the sale of the property.

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.