

Fletcher & Company

7 Zetland Crescent, Stenson Fields, Derby, DE24 3AY

Offers Around £199,950

Freehold



- No Upper Chain
- Popular Residential Location
- Lounge/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Fitted Bathroom with Three Piece Suite
- Private Enclosed Rear Garden
- Driveway & Carport
- Close to Excellent Amenities
- Close to Excellent Transport Links





Summary

A well-positioned, two-bedroom, semi-detached bungalow located in popular Sinfín.

The property is sold with the benefit of no upper chain and features porch, lounge/dining room, fitted kitchen and an inner hallway leading to two bedrooms and a bathroom.

To the rear of the property is a very private, partially walled garden featuring a lawn and patio area. To the front there is a lawned fore-garden and driveway with gates leading to an open-ended carport.

F&C

The Location

The property is close to a large supermarket and a parade of shops as well as a primary school and pleasant walks along the Trent and Mersey canal. There is also easy access to Littleover and the property is within close proximity to excellent transport links.

Accommodation

Porch

4'1" x 2'5" (1.26 x 0.76)

An entrance door provides access to porch with a panelled and glazed door to lounge/dining room.

Lounge/Dining Room

18'3" x 7'7" (5.57 x 2.32)

Having a wall mounted gas fire, central heating radiator and double glazed window to front.



Inner Hallway

6'4" x 2'7" (1.94 x 0.81)

With doors leading to lounge/dining room, bedrooms and bathroom.

Fitted Kitchen

8'6" x 7'9" (2.61 x 2.38)

Having a U-shaped granite effect worktop with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance spaces suitable for a fridge and freestanding electric cooker, appliance space suitable for washing machine and double glazed windows to side and front.



Bedroom One

10'7" x 8'10" (3.24 x 2.70)

With central heating radiator and double glazed window to side.



Bedroom Two

7'9" x 7'9" (2.38 x 2.37)

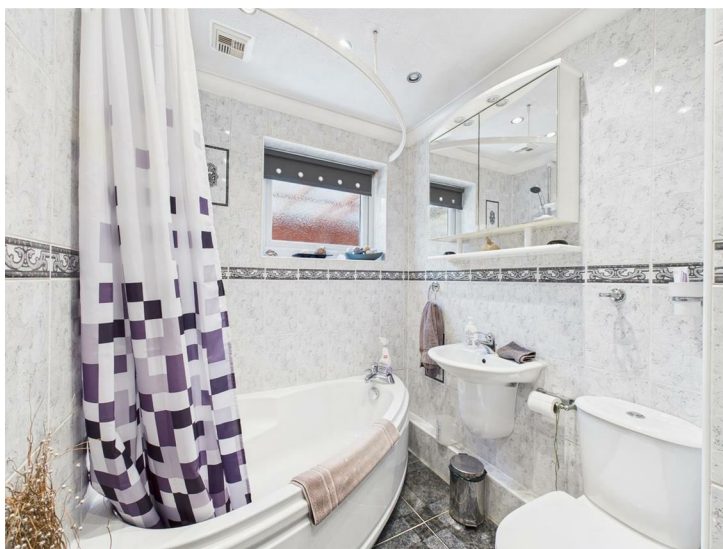
Having a central heating radiator and panelled and double glazed door to rear.



Bathroom

7'8" x 5'5" (2.36 x 1.67)

Fully tiled and appointed with a white suite comprising low flush WC, half pedestal wash handbasin, corner bath with shower over, chrome towel radiator and double glazed window to side.

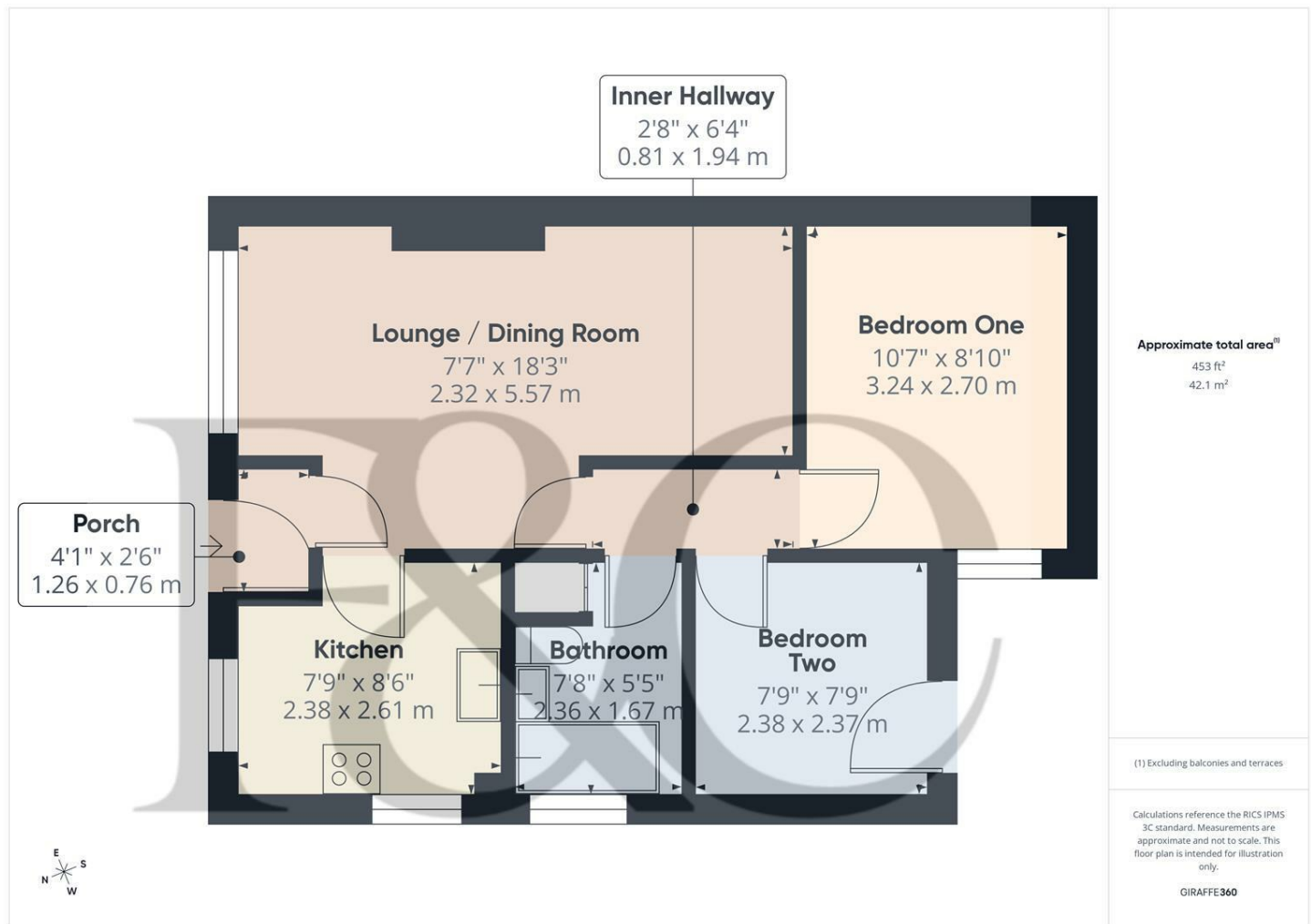


Outside

The property is set back from the road behind a lawn fore-garden with adjacent driveway and timber gates down the side of the property leading to a carport. To the rear of the property is a very private garden which is mainly lawned and features a patio area.



Council Tax Band A





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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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7 Zetland Crescent
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Council Tax Band: A
Tenure: Freehold

