

# Fletcher & Company

92 Earls Drive, Stenson Fields, Derby, DE24 3FJ

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Offers Around £235,000

Freehold

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- A Modern & Superbly Presented Property
- Tandem Driveway & Enclosed Garden
- Entrance Hall & Fitted Guest Cloakroom
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Three First Floor Bedrooms & Bathroom
- Popular Residential Location
- Close to Local Transport Links
- Excellent Amenities in Close Proximity
- Viewing Recommended





## Summary

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An immaculately presented, modern, three bedroom, semi-detached residence on a popular estate in desirable Stenson Fields.

The property is low maintenance and tastefully decorated throughout with double glazing and gas central heating and comprises entrance hall, fitted guest cloakroom, spacious lounge/dining room with feature box bay window incorporating French doors and fitted kitchen. The first floor landing leads to three bedrooms and a well-appointed bathroom.

The property benefits from a tandem driveway running down the side of the property to the rear where there is an enclosed garden featuring patio, lawn and gravelled section.

# F&C



## The Location

Stenson Fields is a popular residential location noted for a range of excellent amenities combined with neighbouring Sinfin. There are a selection of primary and secondary schools, a nearby parade of shops on Stenson Road and a further range of amenities in Sinfin including a large supermarket. There is easy access into Derby City centre via a regular bus service, a recreational ground on the estate itself and pleasant walks in the surrounding open countryside. There are also nearby canal side walks on the Trent and Mersey canal. The property is also close to major transport links.

## Accommodation

### Ground Floor

#### Entrance Hall

9'8" x 3'4" (2.97 x 1.03)

An entrance door provides access to hallway with central heating radiator and staircase to first floor.

#### Fitted Guest Cloakroom

5'6" x 2'10" (1.69 x 0.88)

Appointed with a low flush WC, pedestal wash handbasin and tiled surrounds, central heating radiator and double glazed window to side.

#### Spacious Lounge/Dining Room

14'11" x 13'8" (4.57 x 4.17)

Having two central heating radiators, an understairs storage cupboard and feature double glazed bay to rear with French doors and sidelights.



### **Fitted Kitchen**

9'7" x 6'8" (2.93 x 2.05)

Featuring woodblock effect preparation surfaces with tiled surrounds, inset stainless steel sink unit, gloss finish base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, appliance space suitable for washing machine and fridge freezer and double glazed window to front.



### **First Floor Landing**

6'8" x 2'11" (2.05 x 0.91)

With central heating radiator.

### Bedroom One

11'9" x 9'3" (3.59 x 2.84)

Having a central heating radiator, fitted wardrobes, further useful storage cupboard and two double glazed windows to front.



### Bedroom Two

9'5" x 7'6" (2.89 x 2.31)

With central heating radiator and double glazed window to rear.



### **Bedroom Three**

9'2" x 5'9" (2.81 x 1.77)

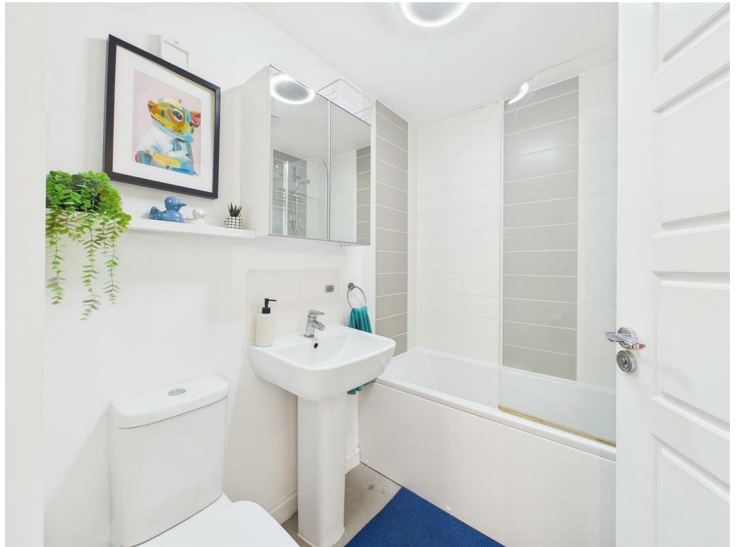
Currently used as an office with central heating radiator and double glazed window to rear.



### **Bathroom**

7'1" x 5'6" (2.16 x 1.69)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and shaver point.





## Outside

To the front of the property is a fore-garden with adjacent driveway providing off-road parking for at least two vehicles. To the rear of the property is an enclosed garden with lawn and patio.



**Council Tax Band B**



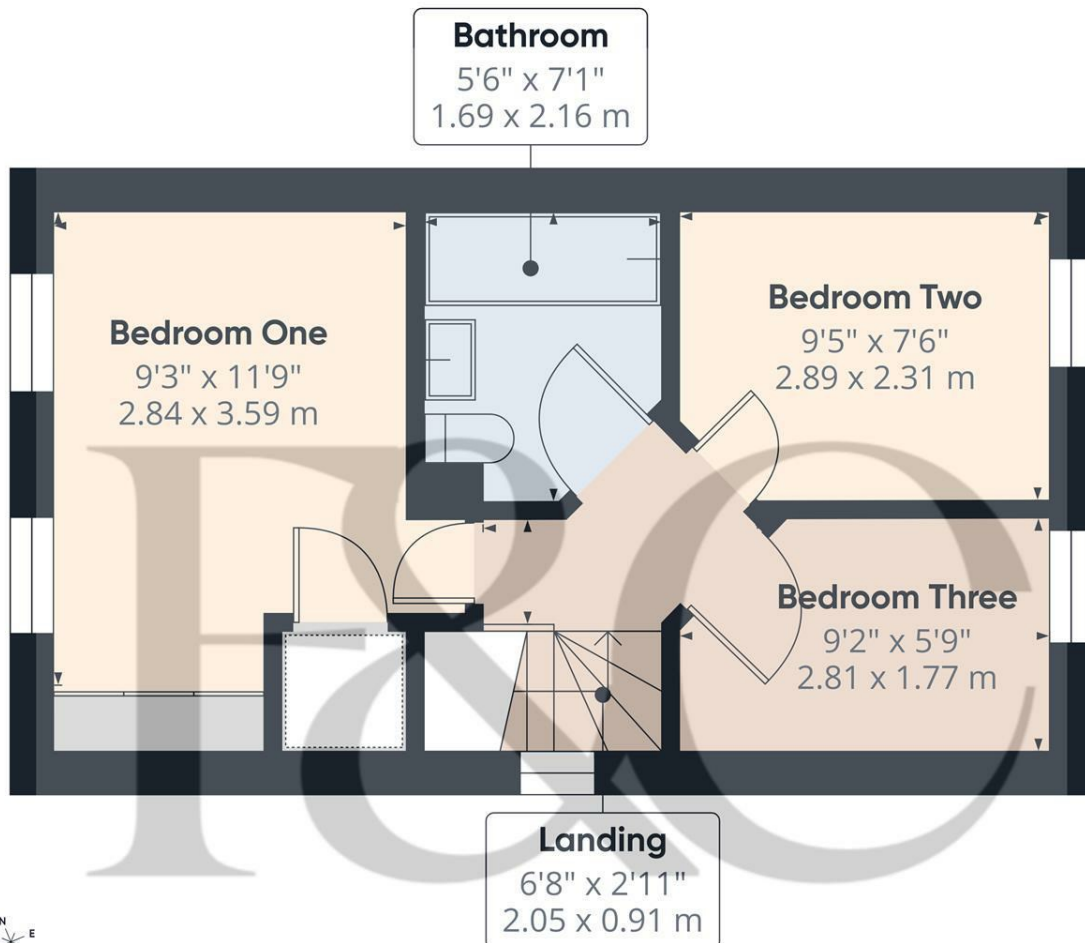
Floor 0

Approximate total area<sup>m</sup>  
361 ft<sup>2</sup>  
33.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>m</sup>  
300 ft<sup>2</sup>  
27.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>94</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>80</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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Council Tax Band: B  
Tenure: Freehold

