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Sundew Court, Stenson Fields, Derby, DE24

Offers Around £375,000 Freehold



- Double Glazing & Gas Central Heating
- Entrance Hall & Fitted Guest Cloakroom
- Large Lounge
- Open Plan Dining Kitchen with Utility off
- Large Master Bedroom with En-Suite Shower Room
- Three Further Good Sized Bedrooms & Well-Appointed Bathroom
- Driveway & Garage
- Enclosed Rear Garden





Summary

A tastefully presented, superbly positioned, four double bedroom, detached residence with impressive field views to the front.

This is an excellent opportunity to acquire this tastefully presented, modern, detached residence occupying an edge of estate location bordering open countryside and offering delightful views. Double glazed and gas central heated, this ideal family home comprises entrance hall, fitted guest cloakroom, large lounge with views, open plan dining kitchen and utility. The first floor landing leads to master bedroom with en-suite shower room, three further good sized bedrooms and a principle bathroom.

To the rear of the property is a pleasant, enclosed garden with lawn, two patio areas and summerhouse. To the front there is a driveway and integral garage.

F&C

The Location

Stenson Fields offers an excellent range of amenities including large supermarket, further retail outlets, petrol station, good schooling at all levels within the area, easy access to nearby canal side walks and excellent transport links.

Accommodation

Ground Floor

Entrance Hall

11'10" x 6'7" (3.61 x 2.03)

An entrance door with double glazed inset provides access to hallway with central heating radiator, fitted doormat, staircase to first floor and understairs storage cupboard.

Spacious Lounge

23'7" x 12'3" (7.21 x 3.75)

With feature fireplace with decorative surround and interior with space for electric fire, two central heating radiators, double glazed window to side and double glazed box bay window to front offering fabulous views over nearby open fields.

Open Plan Dining Kitchen

19'5" x 10'8" (5.94 x 3.26)

Dining Area

A spacious dining area with two central heating radiators and feature double glazed box bay window to rear garden.

Kitchen Area

With U-shaped woodblock effect preparation surface, matching upstands, inset stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards with down lighting, integrated appliances including four plate gas hob with extractor hood over, built-in oven with grill, integrated dishwasher and fridge freezer, recessed ceiling spotlighting, double glazed window overlooking rear garden and door to utility.

Utility

6'0" x 5'3" (1.85 x 1.61)

With woodblock effect worktop with matching upstands, integrated washing machine, appliance space suitable for tumble dryer, fitted cupboards, central heating radiator, panelled and double glazed door to garden and panelled door to fitted guest cloakroom.

Fitted Guest Cloakroom

6'0" x 3'1" (1.85 x 0.95)

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

First Floor Landing

9'10" x 6'3" (3.00 x 1.93)

A semi-galleried landing with central heating radiator, access to loft space and door to airing cupboard housing the hot water cylinder.

Master Bedroom

17'5" x 12'4" (5.32 x 3.78)

With central heating radiator, TV aerial point, double glazed windows to side and front (the latter offering fabulous views over neighbouring fields) and or two en-suite shower room.

En-Suite Shower Room

6'8" x 3'10" (2.05 x 1.19)

With low flush WC, pedestal wash handbasin, double shower cubicle, central heating radiator and double glazed window to front.

Bedroom Two

13'3" x 12'0" (4.05 x 3.67)

With central heating radiator and double glazed window to rear.

Bedroom Three

13'1" x 8'11" (3.99 x 2.73)

With central heating radiator and double glazed window to front with impressive views.

Bedroom Four

9'5" x 9'5" (2.89 x 2.88)

With central heating radiator and double glazed window to rear.

Bathroom

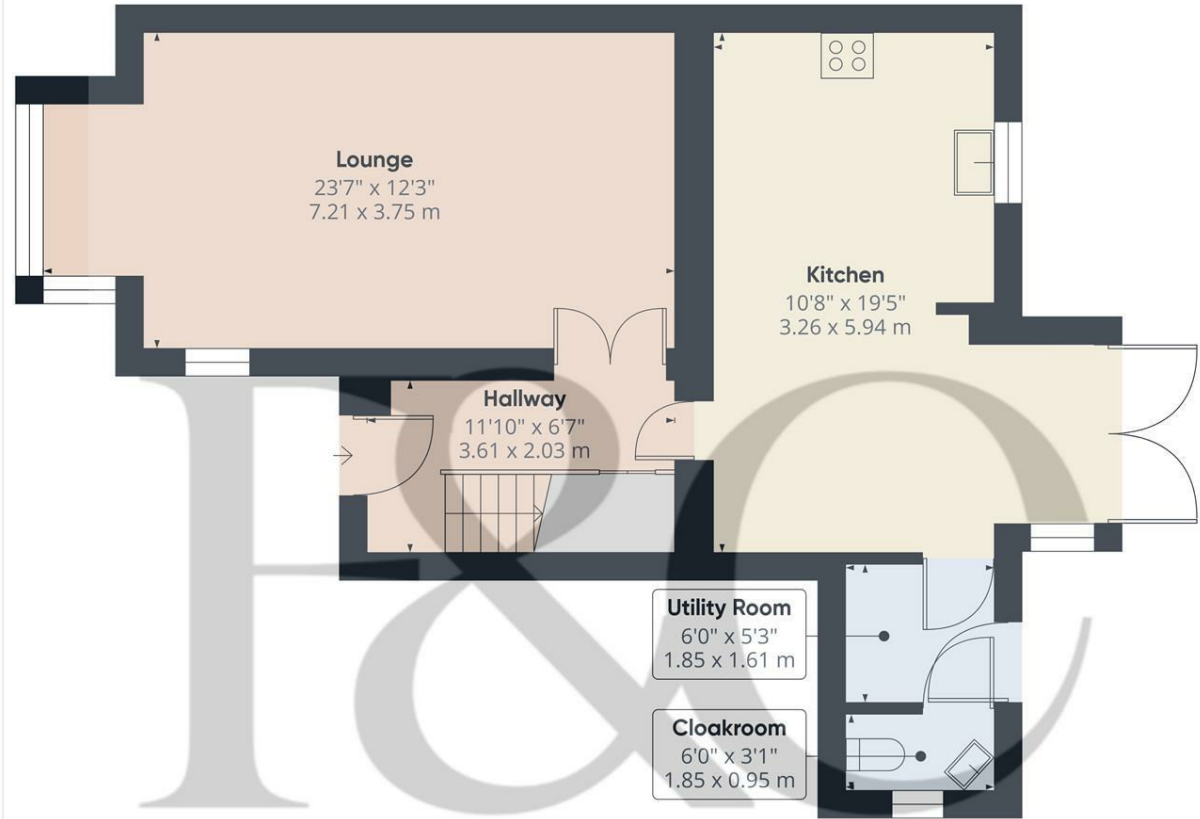
6'8" x 6'2" (2.05 x 1.89)

Well-appointed with a low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to rear.

Outside

To the rear of the property is a pleasant, enclosed garden featuring a good sized lawn, two patio areas, raised borders, summerhouse and gated side access. To the front of the property is a lawned fore-garden and driveway providing ample off-road parking with access to an integral garage.

Council Tax Band D



Floor 0

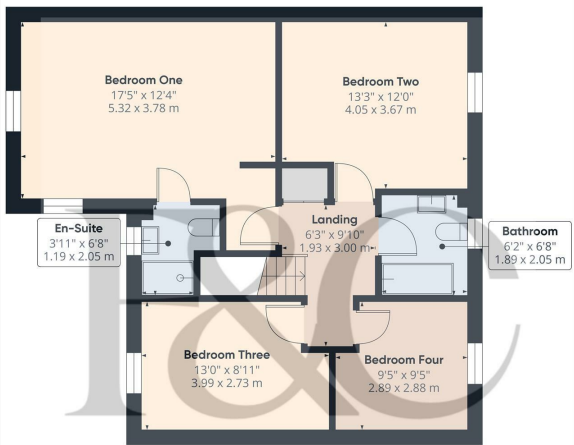
Approximate total area⁽¹⁾
649.49 ft²
60.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾
765.39 ft²
70.82 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(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	

7 Sundew Court
Stenson Fields
Derby
DE24 3FQ

Council Tax Band: D
Tenure: Freehold

