

12 Nevis Close, Stenson Fields, Derby, DE24 3AE

Offers Around £250,000

Freehold



- Porch & Entrance Hall
- Lounge
- Fitted Kitchen
- Three First Floor Bedrooms
- Bathroom
- Low Maintenance Gardens to Front & Rear
- Driveway & Single Garage
- Useful Outbuilding/Potential Home Office
- Close to Excellent Amenities
- Viewing Recommended





Summary

A quietly positioned, three bedroom, semi-detached residence sold with the benefit of a useful garage and outbuilding situated within the garden.

The accommodation comprises entrance porch, entrance hall through lounge/dining room, fitted kitchen, three first floor bedrooms and a bathroom.

The property benefits from a flowerbed to the front and block paved driveway providing off-road parking. There are secure gates beyond which is further hard standing and a garage. Attached to the garage is a most useful outbuilding/home office/potential gym. The rear garden is relatively low maintenance.

F&C

The Location

The property's location in Stenson Fields allows easy access to a nearby supermarket and neighbouring retail outlets. Primary and secondary schools are within easy reach and a regular bus service runs into Derby City centre. To the south there is easy access to open countryside and canal side walks.

Accommodation

Ground Floor

Porch

7'6" x 4'3" (2.30 x 1.30)

A UPVC double glazed entrance door provides access to porch with double glazed windows, central heating radiator and panelled and double glazed door to entrance hall.

Entrance Hall

8'6" x 5'9" (2.61 x 1.77)

Having a central heating radiator and staircase to first floor.

Through Lounge/Dining Room

21'10" x 10'5" (6.66 x 3.20)

Featuring a fireplace with decorative surround, tiled hearth and interior and space for an electric fire, central heating radiator, decorative coving, dado rail and double glazed windows different and rear.



Fitted Kitchen

15'5" x 5'5" (4.70 x 1.66)

Comprising granite effect worktops with tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, gas hob with extractor hood over and built-in double oven, integrated fridge and freezer, space for washing machine and microwave, central heating radiator, decorative coving, dado rail, recessed ceiling spotlighting, double glazed windows to side and rear and double glazed door to garden.



First Floor Landing

6'8" x 2'9" (2.04 x 0.85)

Bedroom One

14'4" x 8'9" (4.37 x 2.69)

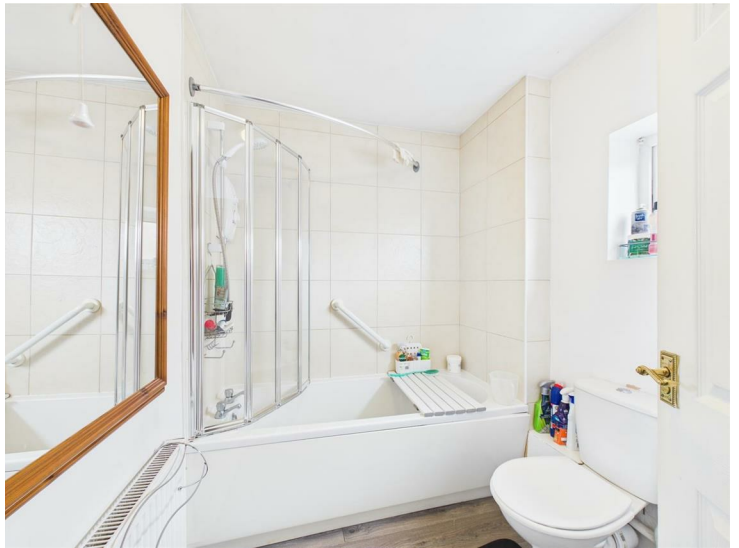
Having a central heating radiator, useful storage cupboard, decorative coving and double glazed window to front.



Bedroom Two

11'5" x 7'2" (3.50 x 2.20)

With central heating radiator and double glazed window to rear.



Bedroom Three

11'1" x 5'5" (3.39 x 1.67)

Having a central heating radiator, over stairs storage cupboard and double glazed window to front.

Bathroom

7'1" x 5'11" (2.16 x 1.82)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and double glazed window to side.

Outside

To the front of the property is a low maintenance fore-garden with block paved driveway providing ample off-road parking and access through gates to a garage. Attached to this is a useful outbuilding which could offer a variety of uses.

The rear garden is low maintenance with block paving and herbaceous flower beds.



Garage

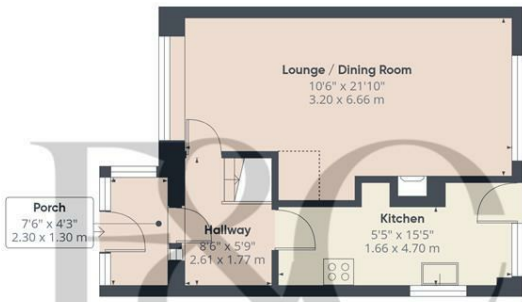
25'1" x 10'9" (7.66 x 3.29)



Outbuilding/Home Office
16'4" x 9'6" (5.00 x 2.91)



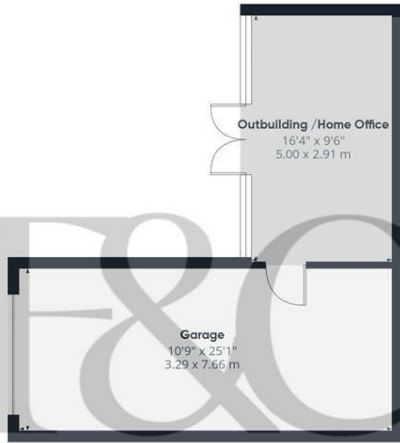
Council Tax Band B



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area¹⁾

1192 ft²
110.6 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360



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12 Nevis Close
Stenson Fields
Derby
DE24 3AE

Council Tax Band: B
Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

