Fletcher & Company

272 Stenson Road, Derby, DE23 1HF

Offers Around £320,000

Freehold



- Extended, Bay Fronted, Semi-Detached Property
- Three/Four Bedrooms
- Entrance Hall & Ground Floor Shower Room
- Through Lounge/Dining Room with Conservatory Off
- Extended Kitchen & Utility/Store
- Two First Floor Double Bedrooms, One with Occasional Bedroom Four Off & Bathroom
- Converted Attic to Form Bedroom Three
- Good Sized Driveway & Rear Garden
- Sold with Static Caravan In Situ
- Close to a Good Range of Amenities





Summary

This is a well-presented, three/four bedroom, bay fronted, semi-detached residence occupying a popular location on Stenson Road in Derby. The property is sold with the benefit of no upper chain and has previously been a successful Airbnb but also offers potential for a fabulous family home.

The property features entrance hall, ground floor shower room, through lounge/dining room, conservatory and extended kitchen with timber frame utility/store off.

The first floor accommodation features two double bedrooms, one with occasional bedroom four/dressing room/nursery and well-appointed bathroom. The second floor features an attic room offering another bedroom. The property occupies a good sized plot, set back from Stenson Road behind a block paved driveway providing ample off-road parking.

To the rear of the property is a good sized garden with extensive patio area, lawn, close slat timber fencing, a further section of garden accessible from the road to the rear which is Shannon Close. This provides vehicular access if required. The property also benefits from a static caravan sitting in this part of the garden which offers potential accommodation for visiting relatives.

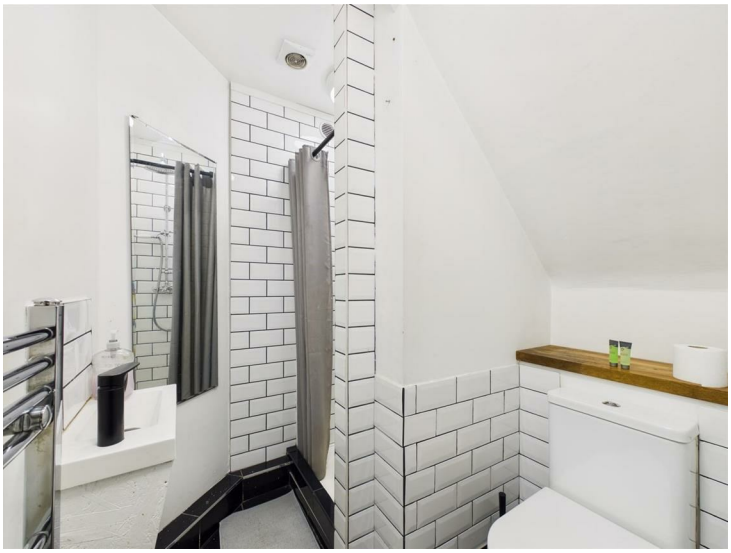
The Location
The property is located close to a good range of local shops, facilities, an excellent range of schooling including a choice of primary schools plus secondary school, a supermarket in Sinfin and easy access to Littleover centre which offers a further range of amenities. Derby is also easily accessible.

Accommodation

Ground Floor

Entrance Hall
13'9" x 6'6" (4.20 x 2.00)
A UPVC double glazed entrance door provides access to the hallway with central heating radiator and staircase to the first floor.

Well-Appointed Shower Room
5'11" x 5'10" (1.82 x 1.78)
With low flush WC, wash handbasin, shower cubicle and chrome towel rail/radiator.



Lounge
11'5" x 11'1" (3.50 x 3.40)
Having a feature fireplace with cast iron log burner, central heating radiator, exposed wooden floorboards, double glazed and leaded bow bay window to front with open access to the dining room.





Dining Room

12'0" x 11'1" (3.68 x 3.39)

Again, with feature fireplace, exposed wooden floorboards and double glazed French doors to conservatory.





Conservatory

10'4" x 9'6" (3.17 x 2.91)

This is a UPVC, double glazed construction with central heating radiator and French doors to the garden.



Kitchen
12'8" x 11'0" (3.87 x 3.36)
An extended kitchen with solid wood worktops, tiled surrounds, Belfast style sink, fitted base cupboards and drawers, complementary wall mounted cupboards, electric Range cooker, integrated fridge freezer and dishwasher, space for washing machine and tumble dryer, stylish floor to ceiling central heating radiator and double glazed window to rear.



Covered Utility/Store
7'8" x 6'4" (2.36 x 1.94)
Of timber construction offering useful storage and access to the front driveway.

First Floor Landing
7'4" x 3'3" (2.24 x 1.01)
Having a semi-galleried landing with window to side.

Bedroom One
12'0" x 11'2" (3.66 x 3.41)
Having a central heating radiator, built-in wardrobe and double glazed bow bay window to front.



Dressing Room/Occasional Bedroom Four/Nursery
7'10" x 6'5" (2.40 x 1.98)
With central heating radiator and windows to side and front.



Bedroom Two
11'0" x 8'2" (3.36 x 2.50)
With central heating radiator and double glazed window to rear.



Bathroom
7'11" x 6'5" (2.42 x 1.98)
Comprising a white suite with the low flush WC, pedestal wash handbasin, bath with shower over, storage cupboard and double glazed window to rear.



Second Floor Accommodation

Bedroom Three

16'7" x 14'2" (5.08 x 4.33)

With central heating radiator, storage space to eaves and double glazed Velux windows to both front and rear.



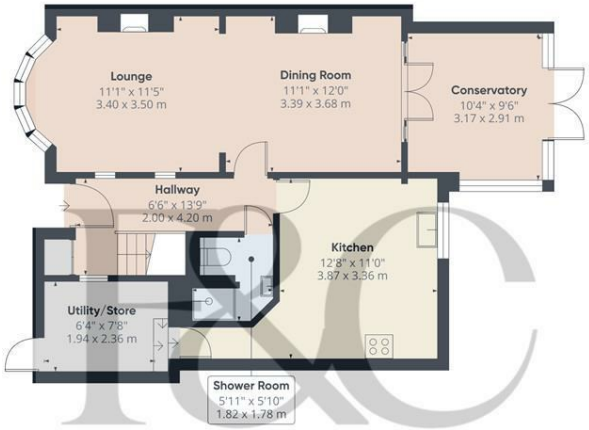
Outside

The property is set back from Stenson Road behind a block paved driveway providing ample off-road parking. To the rear of the property is a good sized enclosed garden with extensive patio and lawn. There is a further section of garden also accessible off Shannon Close currently housing a static caravan which is included in the sale.

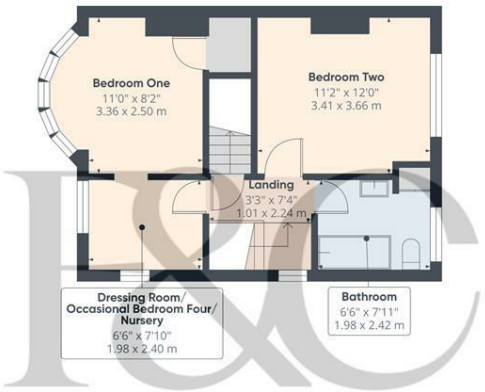




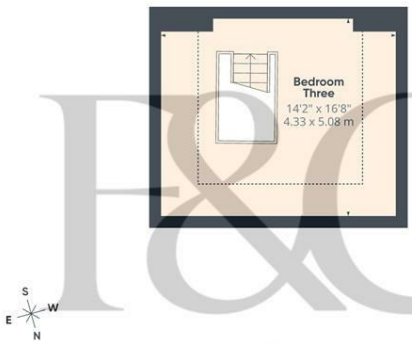
Council Tax Band B



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1287 ft²

119.6 m²

Reduced headroom

99 ft²

9.2 m²

(1) Excluding balconies and terraces

Reduced headroom

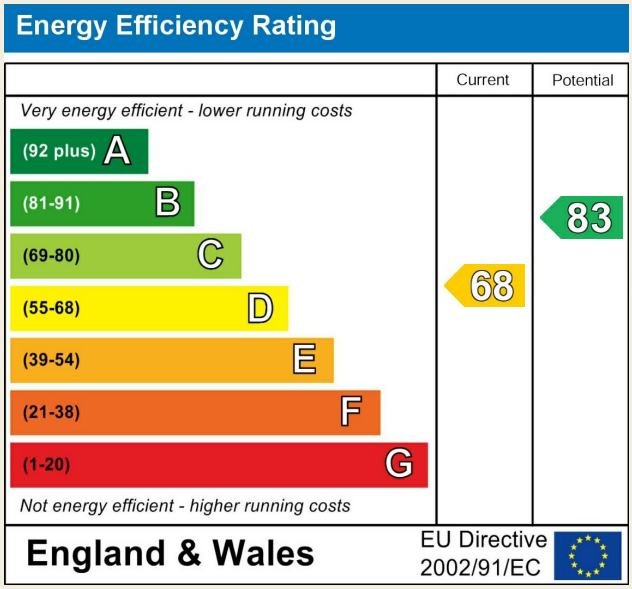
..... Below 5 ft/1.5 m

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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Council Tax Band: B
Tenure: Freehold