

Dalbeattie Avenue, Stenson Fields

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Offers in excess of
£325,000



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This property at a glance:



Watch the video



Dalbeattie Avenue, Stenson Fields



Sam says:

“This 4-bedroom detached home in Stenson Fields is a fantastic option for anyone looking for a well-connected location, with easy access to local amenities, schools and transport links – making everyday life that bit more convenient.

Outside, there’s tandem parking for two cars along with a single garage, which is ideal for families or anyone needing that extra bit of flexibility for vehicles or additional storage.

Inside, the layout is a little different from your typical new build, which gives it a lot more character and practicality. There’s a spacious hallway as you step inside and a large lounge to relax in, and a surprisingly large downstairs WC – not something you often see, but a real bonus as it offers potential for extra storage too. You’ve also got useful storage under the stairs, helping keep things neat and organised.

To the rear, the kitchen diner is a real highlight. It’s finished in a smart, modern grey and offers plenty of space for a dining table, making it perfect for family meals or hosting guests. The double doors open straight out onto the garden, allowing natural light to flow in and creating a great indoor-outdoor feel.

Upstairs, there are four genuine double bedrooms – a rare find, as one is often a single in similar homes. The rooms have plenty of room for storage, and the main bedroom has its own en-suite, adding that extra level of comfort and privacy.

The south-west facing garden enjoys plenty of sunlight and is a complete blank canvas, mainly laid to lawn with a patio area. It’s ideal for anyone wanting to put their own stamp on the space without having to rework an existing design. Overall, this is a home that offers space, flexibility and a layout that works brilliantly for modern family life, all in a convenient location.”

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Did you spot...

This beautiful family home has 4 double bedrooms



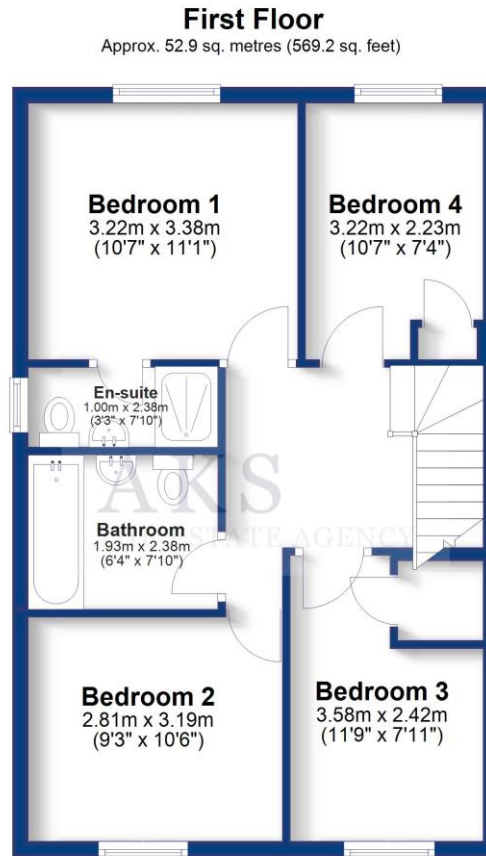
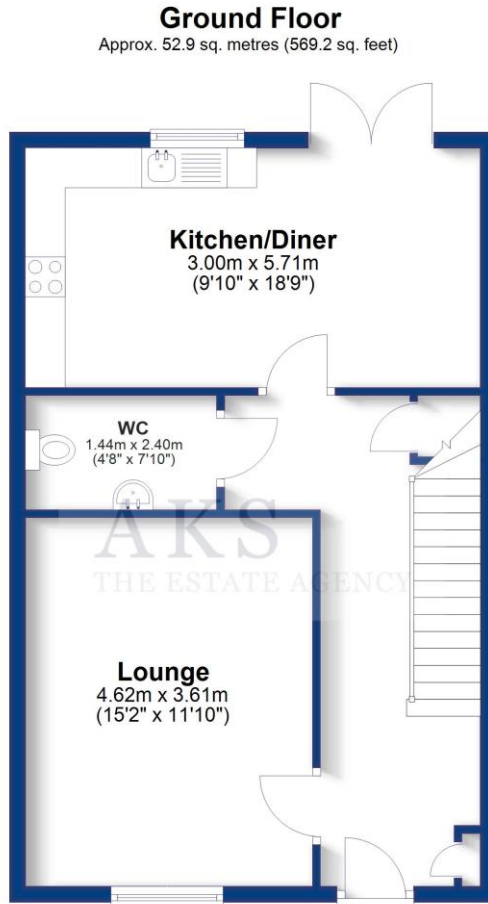
A message from the seller:

"We didn't just find this house — we were led here. After a long search, full of hope and prayer, we knew this was the place meant for us. We had such exciting plans: to bring in an interior designer, to shape each room into something truly special, and to create a beautiful garden where memories would grow. Even without completing all those plans, this home has already given us so much. What makes this place truly special, though, is the community. From the moment we arrived, we were welcomed by incredible neighbours — kind, supportive, and always ready to lend a hand. There's a real sense of togetherness here, from cheerful gatherings and celebrations to a lively and respectful WhatsApp group that keeps everyone connected."

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Floor Plan



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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★★★★★
300+ 5 star Google Reviews



Key Features:

- EPC RATING B
- SINGLE GARAGE AND TANDEM DRIVEWAY PARKING
- FOUR BEDROOM DETACHED HOME
- EN-SUITE TO BEDROOM 1
- KITCHEN DINER TO THE REAR
- SPACIOUS GARDEN



About the area:

A popular suburb of Derby, Stenson Fields has plenty of local amenities around from an Asda supermarket, to local shops, takeaways and easy access to the main road links. It gives easy access to the Ring Road and is a short drive from the A50 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.



Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park which has a park and playing fields.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

[Click here](#) to watch the property video



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