

Mallow Close

Stenson Fields, Derby, DE24 3EJ

John
German





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£350,000

The image shows a bright, modern interior space. In the foreground, there is a white wooden railing on the left. The floor is made of large, light-colored square tiles. In the center, a large glass door with white frames is open, leading to a green lawn and a brick wall outside. To the right, a kitchen area is visible, featuring white cabinets, a wooden countertop, and a window with a red blind. The walls are painted a light cream color. A modern, multi-bulb ceiling light fixture is mounted on the ceiling.

Tucked away in an exclusive position off a shared private driveway, this impressive detached four-bedroom family home enjoys far-reaching countryside views. Beautifully updated with a stunning open-plan kitchen and dining space, generous parking, an integral garage and no onward chain.

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The location of this lovely family home has to be one of the nicest things about it, set at the end of the cul-de-sac on one of the areas most desirable developments call Newton Park. The shared private driveway runs alongside a lovely maintained beech hedge which separates the property from Bryony Walk which is a fab 1.5mile walk around the new estate .

The front driveway provides extensive parking ideal for larger families with old children as well as access to the integral garage. Gated access to the side leads to the rear garden.

The front entrance hall opens into a welcoming hallway with stairs rising to the first floor and doors leading off to the ground floor living accommodation.

The main living room features a lovely bay window which fills the room with natural light and overlooks that lovely hedging and greenery beyond.

To the rear of the house a spacious dining room has French doors creating a seamless flow to the rear garden with an open archway to the kitchen which also overlooks the rear garden and has been newly refitted with a range of base and eye level units with roll edge beech effect worktops with matching upstands and tiled splashbacks, inset one and a half bowl stainless steel sink unit with mixer tap, built-in eye level oven, gas hob with brushed aluminium splashback and matching extractor hood, integrated dishwasher, fridge and freezer.

The utility room has fitted base and eye level units with worktops and space for a washing machine and tumble dryer as well as an entrance door directly onto the garden.

The ground floor WC is fitted with a low flush WC and pedestal washbasin, window to the side.

On the first floor stairs lead to a central landing with doors leading off to the bedrooms and bathroom. The master bedroom has fabulous far reaching countryside views built-in wardrobes and an ensuite shower room fitted with a double shower, low flush WC and pedestal washbasin, tiling to splashback areas, chrome heated towel radiator and a window to the front.

There are three further beautifully proportioned bedrooms all with fitted wardrobes and served by a family bathroom fitted with a panelled bath with shower over and glass shower screen, low flush WC and a pedestal washbasin, tiling to splashback areas chrome heated towel radiator and a window to the rear.

To the rear of the property is a beautifully sheltered lawned garden which enjoys a good degree of privacy with paved paths and a patio.

Located off Stenson Road in Stenson Fields this exceptional home enjoys easy access to local amenities including shops, well-regarded schools, and the Stenson Fields Community Centre. Excellent transport links ensure easy travel to Derby city centre, East Midlands Airport, and major regional employers such as Rolls-Royce, Alstom, and the Royal Derby Hospital.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Estate management charges apply, please ask agent for details.

Property construction: Standard **Parking:** Drive & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

Flood risk: High risk for surface water flooding

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10072026





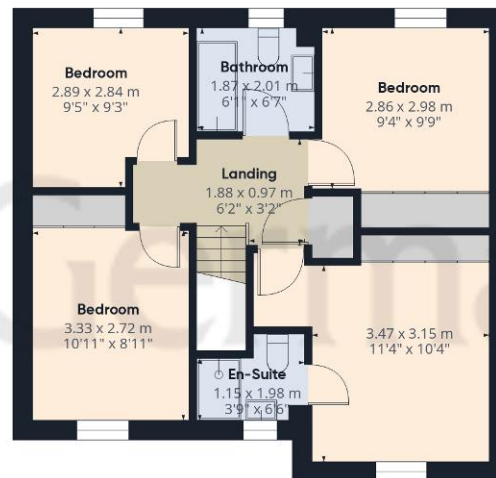


Ground Floor

Approximate total area⁽¹⁾

98.8 m²

1064 ft²



Floor 1

(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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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