



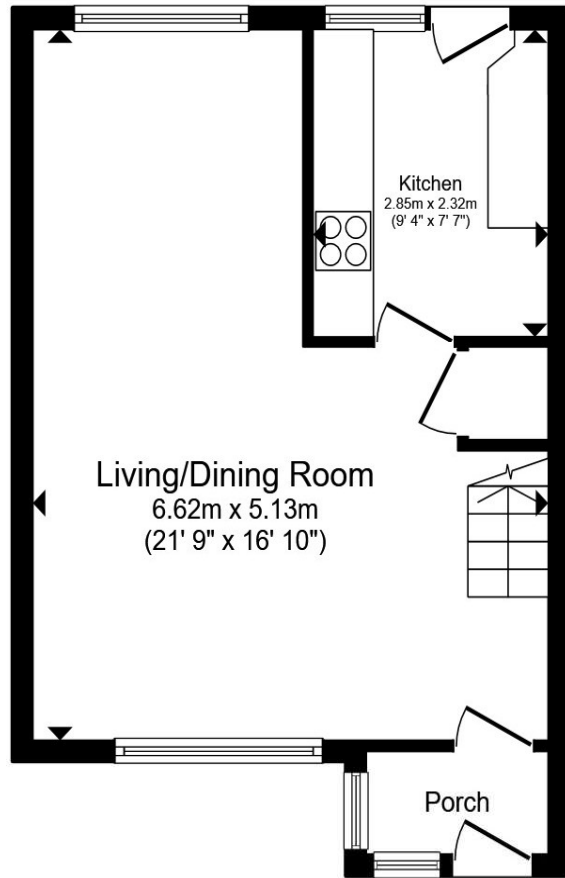
Ledbury Chase, Stenson Fields Derby DE24 3BN

welcome to

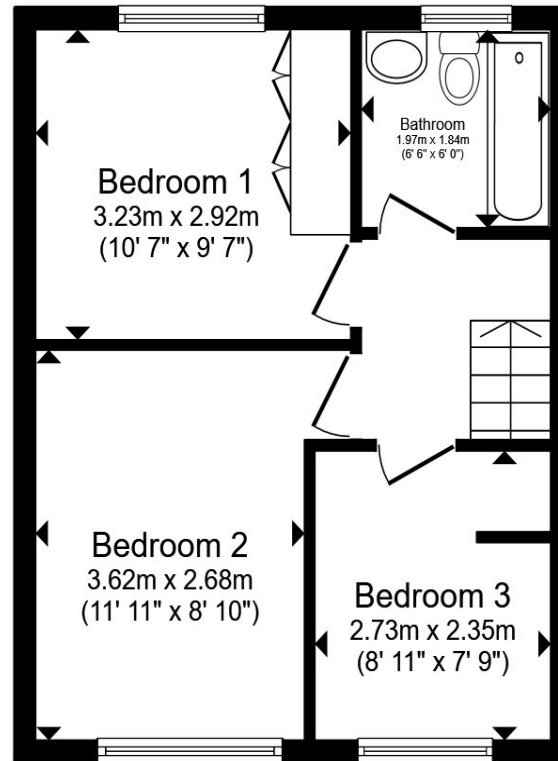
Ledbury Chase, Stenson Fields Derby

Well-presented three-bedroom home in the popular Stenson Fields area. Featuring a large block-paved driveway, open-plan lounge diner, rear garden, and three bedrooms with family bathroom. Ideal for families and first-time buyers alike.





Ground Floor



First Floor

Living/ Dining Room

Kitchen

9' 4" x 7' 7" (2.84m x 2.31m)

Bedroom 1

10' 7" x 9' 7" (3.23m x 2.92m)

Bedroom 2

11' 11" x 8' 10" + RECESS (3.63m x 2.69m + RECESS)

Bedroom 3

8' 11" x 7' 9" (2.72m x 2.36m)

Bathroom

6' 6" x 6' (1.98m x 1.83m)

Total floor area 69.6 m² (750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

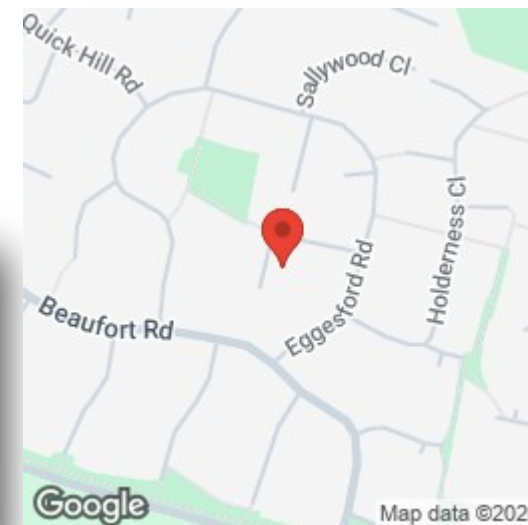
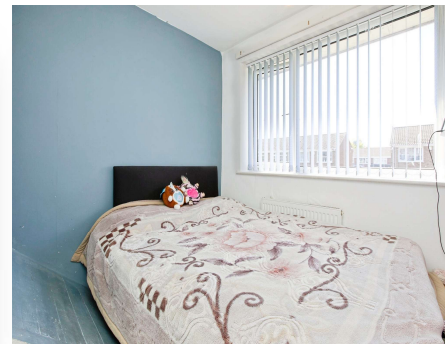
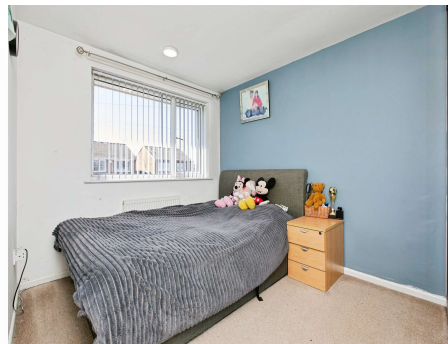
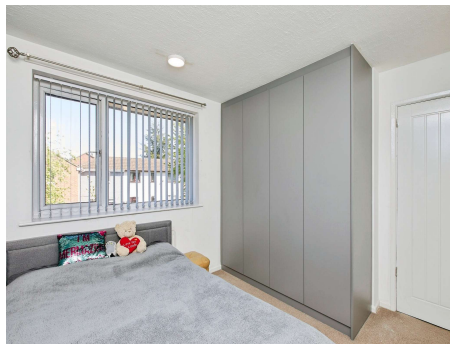


welcome to Ledbury Chase, Stenson Fields Derby

- Large block-paved driveway providing ample off-road parking
- Open-plan lounge diner with front and rear aspects
- Galley-style kitchen with direct garden access
- Three well-proportioned bedrooms
- Low-maintenance block-paved rear garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DBY121896 - 0002

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Located on the well-regarded Ledbury Chase in Stenson Fields, this attractive three-bedroom home offers well-balanced accommodation, ideal for families, first-time buyers, or those seeking a convenient Derby location.

To the front, a large block-paved driveway provides generous off-road parking and leads to a welcoming front porch. Upon entering, you are greeted by a bright open-plan lounge diner, enjoying pleasant views to both the front and rear, creating an excellent living and entertaining space.

Situated to the rear is a galley-style kitchen, offering ample cupboard and worktop space, with direct access to the rear garden. The garden itself is also block paved, providing a low-maintenance outdoor area ideal for seating and entertaining.

Upstairs, the property comprises two bedrooms to the front, one double and one single, along with a further double bedroom to the rear. Completing the first floor is a three-piece family bathroom, also positioned to the rear.

Stenson Fields is a popular residential area on the outskirts of Derby, well known for its family-friendly environment and convenient amenities. The area benefits from local shops, schools, and regular transport links, with easy access to Derby city centre, major road networks, and nearby green spaces, making it an excellent choice for commuters and families alike.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



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