

39 Dalbeattie Avenue, Stenson Fields, DE24 3GU

Price Guide £385,000

Freehold



- Detached Four Bedroom Family Home in Fantastic Condition
- Move In Ready with Modern & Stylish Finish Throughout
- Spacious & Light-Filled Accommodation across Both Floors
- High Specification Kitchen with Integrated Zanussi Appliances
- Generous Living Room with Feature Bay Window
- Principal Bedroom with Contemporary En-Suite Shower Room
- Neutrally Decorated Throughout with Quality Flooring
- Hard-Wired Deta Security System with App Control
- Detached Garage with Power, Light & Alarm System
- Driveway Parking for Three Vehicles & Enclosed Rear Garden





Summary

This beautifully presented, move in ready, four-bedroom, detached home offers contemporary living in fantastic condition throughout, with spacious and light filled accommodation perfectly suited to modern family life. Finished in a neutral colour palette with stylish feature walls and quality fixtures, the property seamlessly combines comfort and practicality.

The home benefits from a high specification kitchen with integrated appliances, multiple reception spaces and well-proportioned bedrooms, including a superb principal suite with en-suite shower room. Externally, there is a generous rear garden, a detached single garage and ample parking for three vehicles.

Further enhanced by a hard-wired security system with app connectivity, this property delivers both peace of mind and modern convenience in equal measure.

F&C

The Location

Stenson Fields is a popular and well-established residential area, highly regarded for its family-friendly environment and excellent local amenities. The location offers convenient access to a range of shops, supermarkets, schools and leisure facilities, making it ideal for modern day living. Positioned on the outskirts of Derby, the area benefits from excellent transport links, including easy access to major road networks such as the A50 and A38, providing straightforward connections to Derby city centre and surrounding areas. Combining everyday convenience with a welcoming community feel, Stenson Fields continues to be a sought-after location for families and professionals alike.

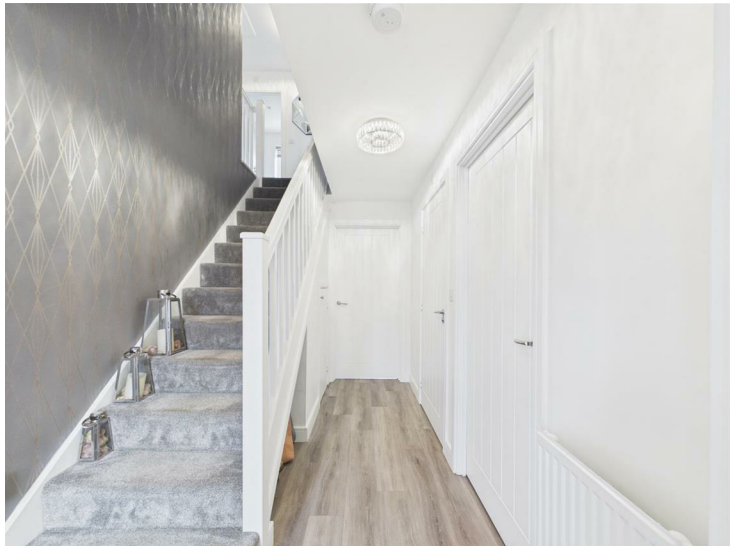
Accommodation

Ground Floor

Entrance Hall

14'0" x 6'4" (4.28 x 1.95)

The welcoming entrance hall immediately sets the tone for the home, offering a bright and spacious introduction with stylish décor and a striking charcoal glitter feature wall. There is a useful cupboard housing the consumer unit along with a telephone and internet connection, as well as an understairs storage cupboard fitted with shelving. The space is well-lit by modern light fixtures and complemented by a radiator, smoke alarm and integrated Deta alarm system with both fob and app control.



Living Room

15'4" x 12'9" (4.69 x 3.89)

The living room is a beautifully presented and generously proportioned space, flooded with natural light from the impressive large bay window. The room is finished with a soft grey carpet and features a contemporary marble-effect feature wall, alongside fitted darker grey cupboards providing both style and storage. A radiator ensures comfort, while the overall décor creates a relaxing yet modern environment ideal for both everyday living and entertaining.



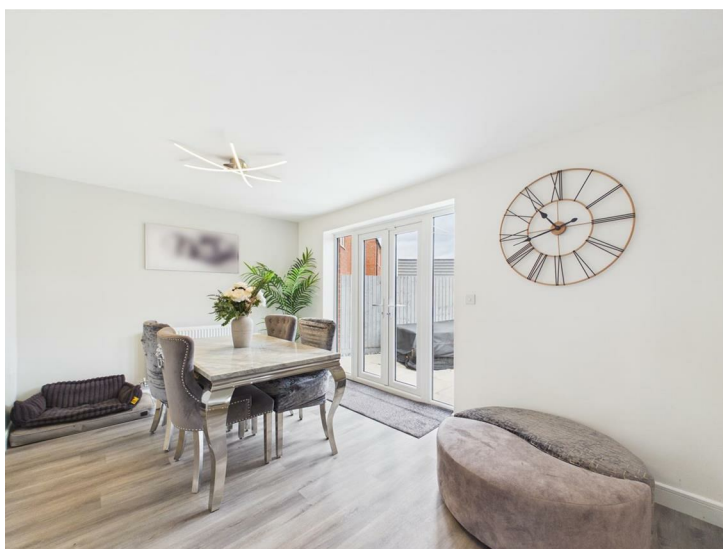
Kitchen/Dining Room

26'6" x 9'6" (8.09 x 2.90)

The heart of the home is this stunning and well-appointed kitchen, offering a bright and airy space with French doors opening onto the rear garden and a window overlooking the outdoor space. The kitchen is fitted with cream units with chrome handles, complemented by grey worktops and matching splashbacks.

Integrated appliances include a dishwasher, fridge, freezer and a Zanussi double oven, alongside a Zanussi five-ring gas hob with extractor hood and stylish white sparkle splashback. A one and a half stainless steel sink with mixer tap adds practicality, while two radiators ensure year-round comfort.

Additional features include modern lighting, an extractor fan, a housed Logic combi ESP1 35 boiler and double doors providing seamless access into the living room, enhancing the open and sociable layout.



WC/Utility Room

6'10" x 5'4" (2.09 x 1.64)

This practical and neatly presented space combines utility and convenience, featuring an integrated washing machine, sink with mixer tap and a radiator. The room is neutrally decorated with spotlights to the ceiling and benefits from an extractor fan, making it both functional and stylish.



Study

8'5" x 6'9" (2.57 x 2.08)

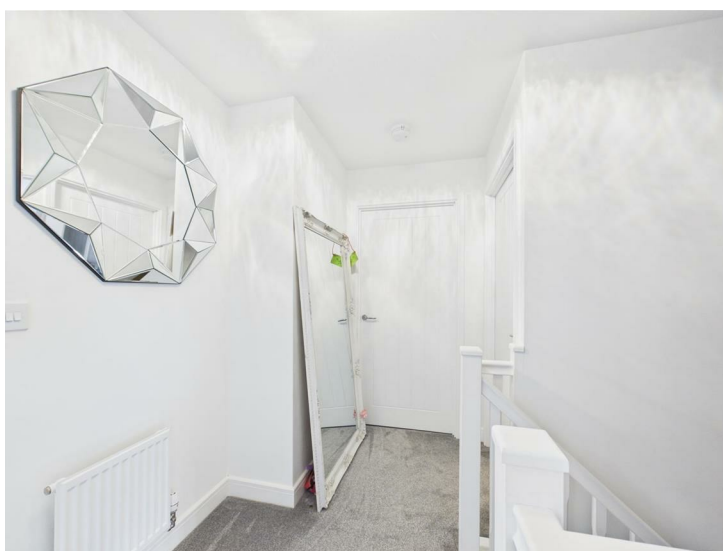
The study offers a versatile and bright space, ideal for home working or additional living needs. Finished with grey LVT flooring and white painted walls, the room enjoys excellent natural light from dual-aspect windows to the front and side. A radiator and pendant light complete this well-proportioned room.



First Floor Landing/Loft

10'4" x 6'2" (3.15 x 1.88)

The landing continues the neutral décor with grey carpeting and white painted walls, creating a cohesive flow throughout the home. There is access to the loft via a pull-down ladder, with the loft space being partially boarded, offering useful additional storage.



Bedroom One

12'8" x 12'1" (3.87 x 3.70)

The principal bedroom is a spacious retreat, featuring a large front facing window that fills the room with natural light. Finished with grey carpeting and white walls, the room offers ample space for wardrobes and additional furniture. A radiator and thermostat provide comfort and control.



En-Suite

6'4" x 5'4" (1.95 x 1.63)

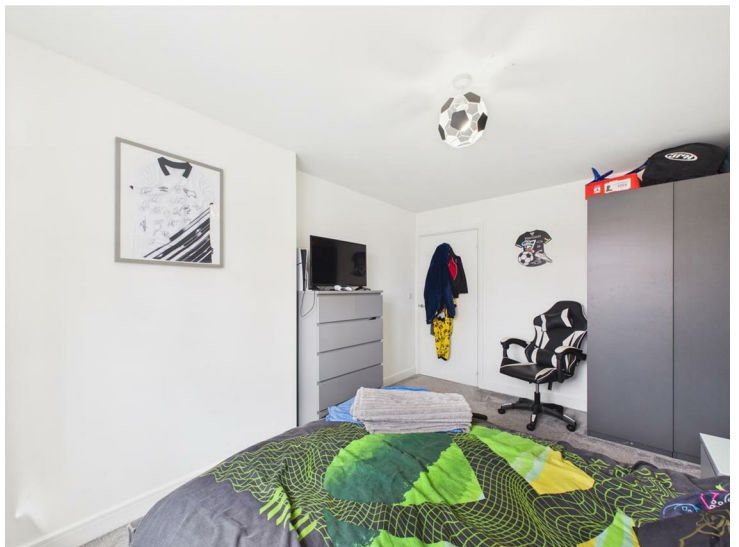
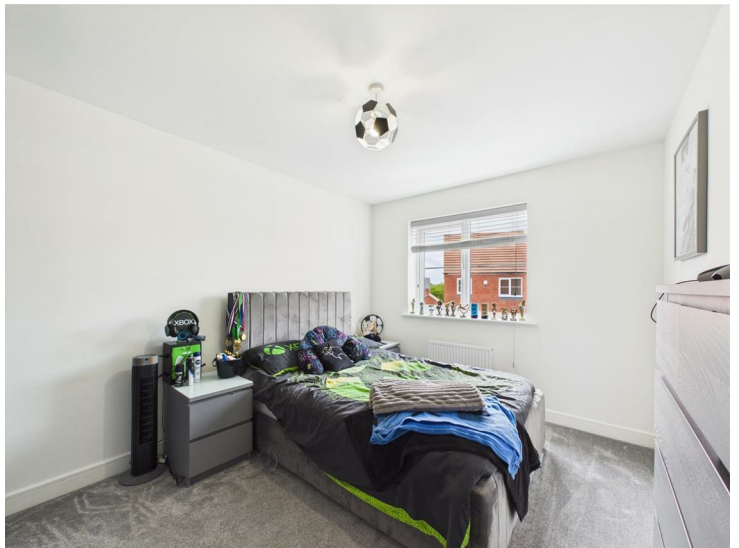
The en-suite is stylishly finished with grey LVT flooring and marble effect tiling, featuring a modern double shower, wash basin with mixer tap and WC with push-button flush. A chrome heated towel rail, spotlights, extractor fan and a front facing window complete this contemporary space.



Bedroom Two

12'11" x 10'0" (3.95 x 3.06)

A generous double bedroom, beautifully presented with neutral décor and grey carpeting. The room benefits from a front facing window allowing for plenty of natural light, along with a radiator and pendant lighting, making it a comfortable and inviting space.



Bedroom Three

12'10" x 8'11" (3.92 x 2.74)

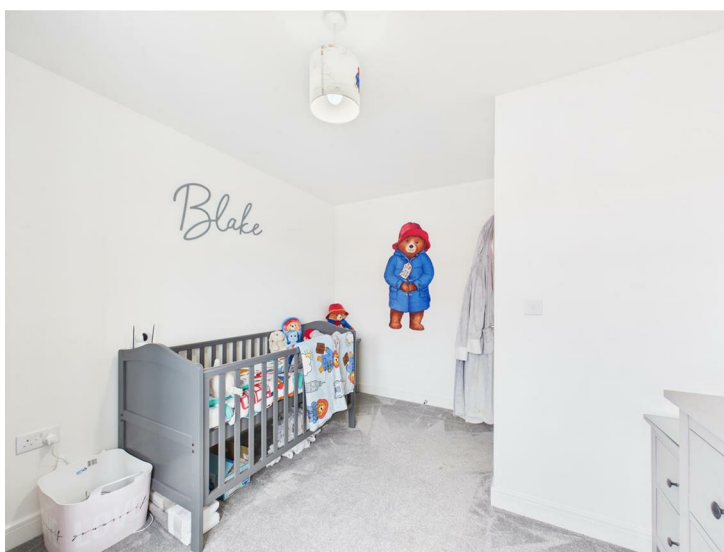
Another well-proportioned double bedroom, overlooking the rear garden. The room is neutrally decorated with grey carpeting and offers a light and airy feel, enhanced by a large window and a radiator.



Bedroom Four

11'10" x 9'9" (3.62 x 2.99)

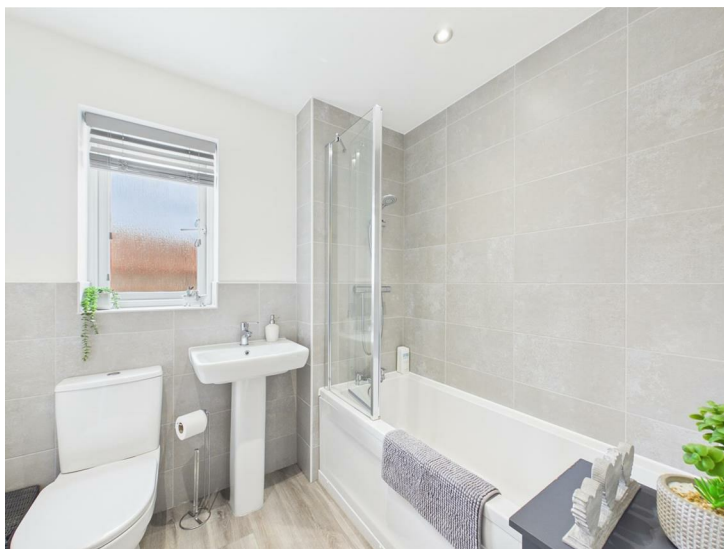
A further double bedroom of good size, finished in neutral tones with grey carpeting. The room offers space for wardrobes and drawers, making it highly versatile for family living or guest accommodation.



Family Bathroom

6'11" x 6'3" (2.13 x 1.92)

The family bathroom is finished to a high standard, featuring grey LVT flooring, modern tiling and a bath with shower over. There is a wash basin with mixer tap, WC with push-button flush and a chrome heated towel rail. A privacy window to the rear, extractor fan and spotlights complete the space.



Garden

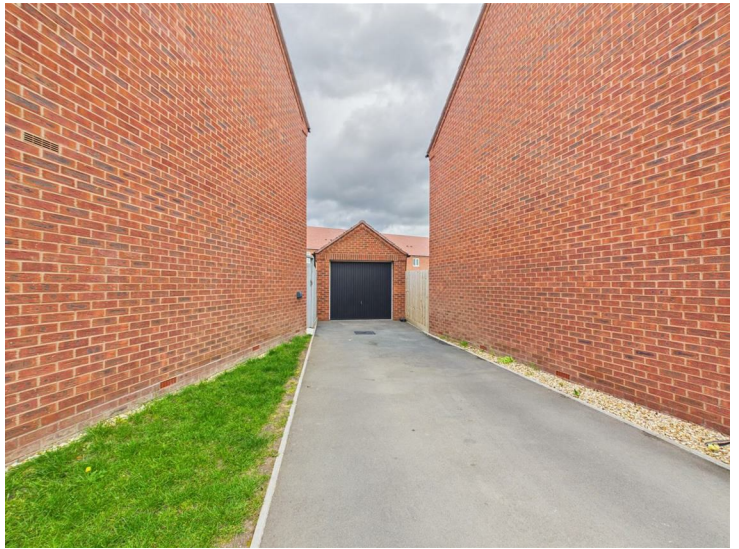
The north east facing rear garden is well-maintained and designed for ease of use, featuring a large patio area ideal for entertaining, a mainly laid to lawn section and gravel borders. Additional benefits include an outside tap, sensor lighting and a designated bin storage area. A gate provides direct access to the driveway and garage.



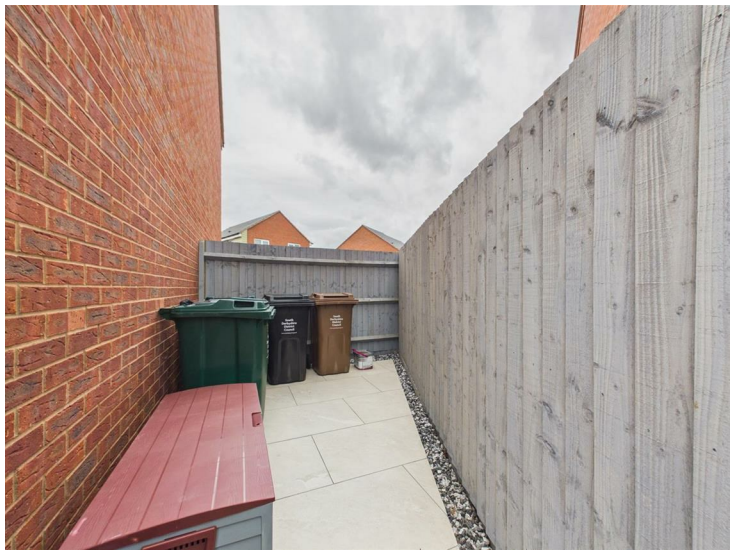
Garage & Parking

20'3" x 9'10" (6.19 x 3.01)

The detached single garage is equipped with power and lighting, along with a metal up and over door. The garage is also alarmed and fitted with sensors, forming part of the comprehensive Deta hard-wired security system. The property further benefits from driveway parking for up to three vehicles.



Council Tax Band E





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1474 ft²
136.9 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: E
Tenure: Freehold

