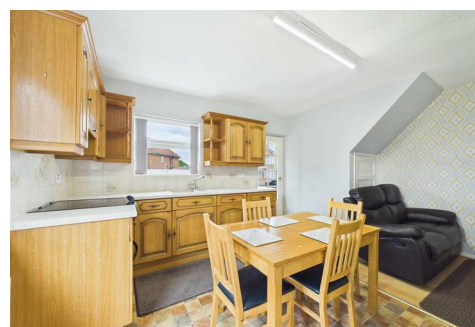




Digitally Altered



2 Stonehill, Derby, DE74 2LY

£275,000

This three-bedroom semi-detached home sits on a substantial corner plot on Stonehill, Castle Donington, within a well-established residential area. The property benefits from a generous driveway and a large front and side garden, offering plenty of outdoor space along with potential for extension or alteration, subject to the necessary planning permissions. To the rear is a paved, low-maintenance garden suited to outdoor seating and dining.

Internally, the ground floor comprises an entrance hallway, a comfortable living room, and a spacious kitchen/diner with room for both dining and informal seating, creating a flexible family space. There is also a useful pantry, a downstairs WC, and a coal store/outbuilding providing additional storage.

Upstairs are two double bedrooms and a single bedroom, all finished with carpeted flooring. The bathroom has been recently refitted and includes a modern shower cubicle and contemporary fittings.

The property offers good internal space, a particularly generous plot, and scope to improve or extend if desired, making it suitable for a range of buyers.

Entrance Hallway

A bright entrance hallway providing access to the principal ground floor accommodation, with stairs rising to the first floor.

Living Room



Spacious reception room with a window to the front elevation and double doors opening onto the rear garden. Featuring a gas fire with stone hearth and benefiting from gas central heating radiator.

Kitchen/Diner



Fitted with a range of wall and base units incorporating an integrated fridge, double oven and gas hob. Benefitting from an under-stairs storage cupboard and separate pantry. Offering ample space for a dining table and an additional seating area if required. With windows to the front and side elevations and gas central heated radiator.

Inner Entrance Hallway

Accessed via a side entrance door, this useful inner hallway provides access to the kitchen/diner, utility

room/wash house and ground floor WC. Offering a practical secondary entrance to the property.

Utility/Wash House

Useful utility room with plumbing and space for a washing machine, providing additional storage and laundry facilities separate from the main kitchen.

WC

Ground floor WC fitted with a low-level WC and window to the side elevation.

First Floor Landing

Carpeted landing with a window to the rear elevation, providing access to all first-floor accommodation.

Master Bedroom



Carpeted double bedroom with fitted wardrobes, gas central heating radiator, and a front elevation window providing natural light.

Bedroom 2



Carpeted double bedroom with a front elevation window and gas central heating radiator.

Bedroom 3



Spacious third bedroom with carpeted flooring, a window overlooking the rear garden, and gas central heating radiator.

Family Bathroom



Fitted with aqua board wall panelling with marble-effect finish. Comprising a chrome mixer shower in modern shower enclosure, WC, and vanity sink unit with storage. Finished with a wall-hung mirror and benefiting from a frosted rear elevation window and gas central heating radiator.

Garden



A standout feature of the property is the generous corner plot it occupies. To the front, the property offers a pebbled frontage with a low-level fence and a driveway providing off-road parking for multiple vehicles.

To the rear, there is a slabbed garden area offering a low-maintenance outdoor space, with a decked seating area positioned directly off the living room, ideal for outdoor dining and entertaining.

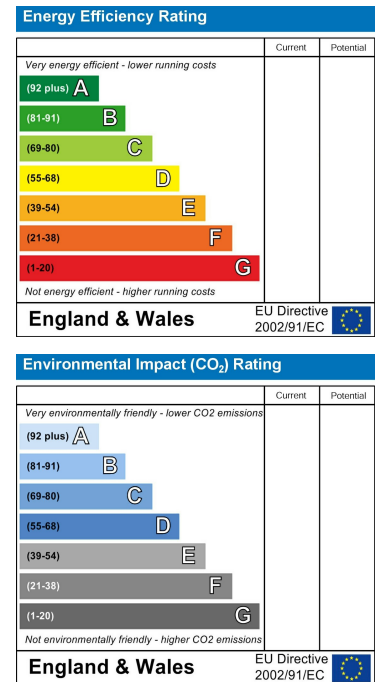
Floor Plan



Area Map



Energy Efficiency Graph



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