

Merevale Way

Stenson Fields, Derby, DE24 3FG

John
German





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£330,000

Located on a popular and modern development, this outstanding home features a generous living room, beautiful fully fitted kitchen opening to a sizeable dining area, four bedrooms (master with en-suite) and an impressive, landscaped garden.



Merevale Way is conveniently situated for local amenities, shops and schools and has good access to all major roads including the A38, A6, A50 and A52, the motorway network and East Midlands Airport. The Royal Derby Hospital and Rolls-Royce are also within easy reach. It falls in the school catchment areas of Stenson Fields Primary, Findern Primary and John Port Spencer Academy.

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor with understairs storage cupboard and doors leading off to the main living accommodation and the guest cloakroom which is fitted with a white two-piece suite.

The lounge is of a good size and has a window to the front elevation.

To the rear of the property is the dining kitchen which overlooks the garden via a double-glazed window and French doors leading outside. The kitchen is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, built-in under counter Smeg oven, matching gas hob and extractor hood over, brushed aluminium splashback, plumbing for a dishwasher and space for fridge freezer. There is a large built utility cupboard, with plenty of appliance space and plumbing for a washing machine, worktop space and storage shelving. The kitchen area overlooks a spacious living and dining area with a feature mirror wall.

On the first-floor landing there are doors off to four bedrooms and the family bathroom which is fitted with a three piece suite comprising; wash hand basin, WC and bath with shower over.

Another highlight of this property is the master bedroom which overlooks the front elevation and benefits from an en-suite shower room fitted with a three piece suite comprising; fully tiled double shower enclosure, WC and wash hand basin.

Outside, the property is set back from the road behind a neat privet hedge with a tarmaced driveway providing off road parking and access to a brick built single garage to the side. There is gated access to a fully enclosed and landscaped rear garden with paved pathways and a spacious patio together with an artificial lawn with raised ornamental borders.

Please Note: There is a site charge of £140.00 per annum.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

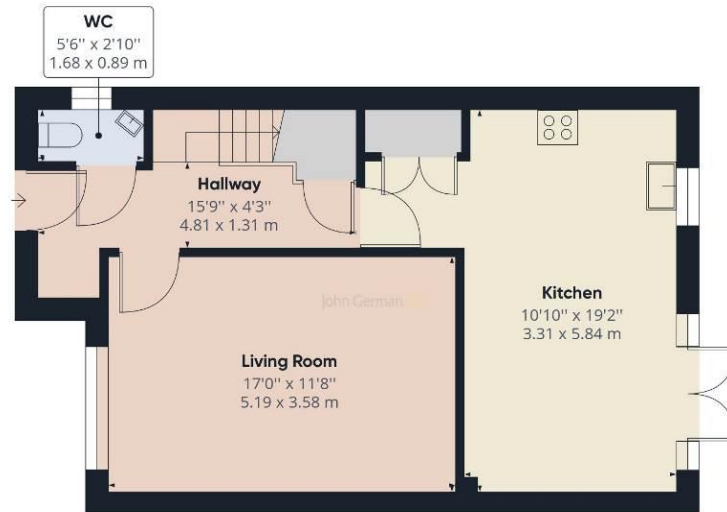
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/090623

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





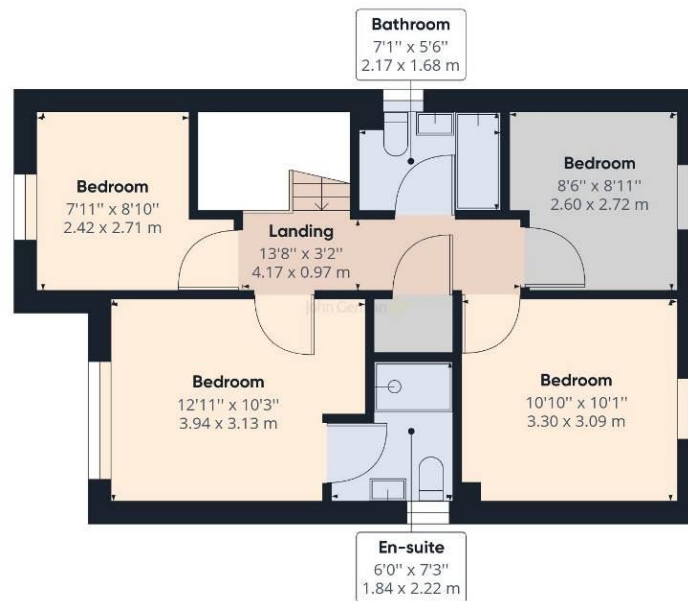


Ground Floor

Approximate total area⁽¹⁾

1114.92 ft²

103.58 m²



Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



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