

Baneberry Way

Stenson Fields, Derby, DE24 3FL

John
German





Baneberry Way

Stenson Fields, Derby, DE24 3FL

£310,000



Stunning family home with a lovely well thought out layout, perfect for modern living with numerous stylish touches that elevate the overall design. Sought-after location with a range of local amenities & great transport links making it an ideal choice for the discerning buyer looking for a spacious & comfortable home.

The development sits on the edge of lovely open countryside with pleasant walks through fields and along the canal side. Locally there is a supermarket and precinct of local shops, schooling, popular eateries and public houses. Derby city centre is a short distance away, as is the A38 and A50 road networks.

To the front of the property a composite entrance door and top light opens into a spacious entrance hall with patterned tile floor and stairs rising to the first floor with an understairs storage cupboard. The lounge sits to the front of the property with a lovely bay window overlooking the front garden. The feature fireplace forms the focal point of the room with an inset electric fire with granite effect back and hearth and rustic wood surround.

The lovely open plan living dining kitchen sits across the rear of the property including a large dining area with French doors set into a glazed bay which floods the space with natural light and there is room in front for a pair of companion chairs if desired. The room has been beautifully decorated with a modern rustic aesthetic and features an exposed brick feature wall and rustic wood effect flooring running through to the kitchen area. The kitchen area is fitted with a comprehensive range of high gloss base and eye level units with under unit lighting, real wood worktops with matching upstands, a subway tile splashback, integrated fridge freezer and dishwasher, eye level oven and four ring gas hob with extractor hood over.

Set off the kitchen is a useful utility room fitted with co-ordinating base units with real wood effect worktops, open shelving and additional appliance space. There is an entrance door leading out to the rear garden and an internal door to the ground floor guest WC. The cloaks/WC has a subway tiling to half wall height and is fitted with a low flush WC and a pedestal wash basin.

On the first floor stairs lead to a central landing with doors leading off to the bedrooms and bathroom. The master bedroom is a spacious but cosy space overlooking the front elevation with a fully refurbished ensuite shower room. The ensuite features subway tiling and a double shower with low profile shower tray and a Crittall inspired shower screen, low flush WC, pedestal wash basin and a patterned tile floor. There are three further well proportioned double bedrooms so nobody gets the box room! and a family bathroom fitted with a three piece suite comprising low flush WC, pedestal wash basin, a panelled bath with shower over and glass screen and tiled splashback areas.

Outside the property is set back from the road behind a lawned front garden with an herbaceous bed set under the bay window which is framed by a climbing wisteria. A double width driveway provides off road parking as well as access to an integral garage. Gated access to the side leads to a fully enclosed and generous rear garden which is larger than you would expect. The garden is mainly laid to lawn with ornamental flower beds and a spacious decked seating area with outside power points.

Please note there are development maintenance charges of approximately £143 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.

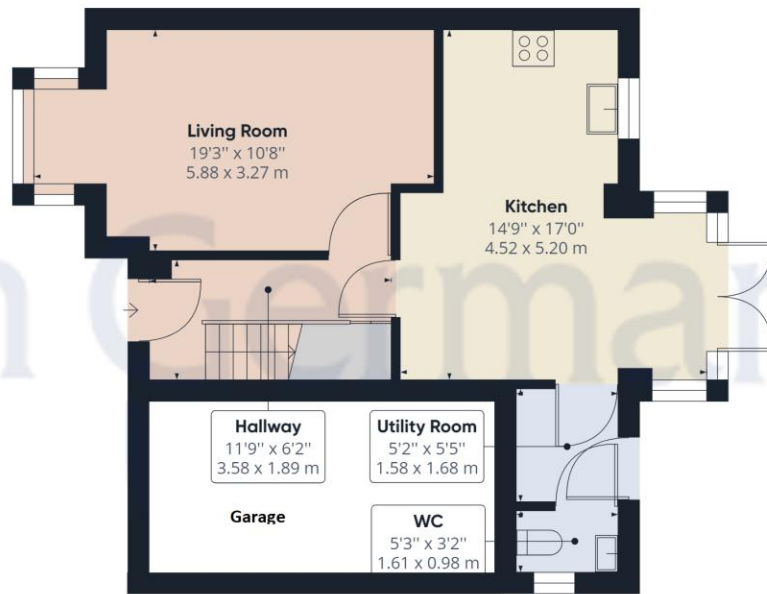
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk

Our Ref: JGA/04102023

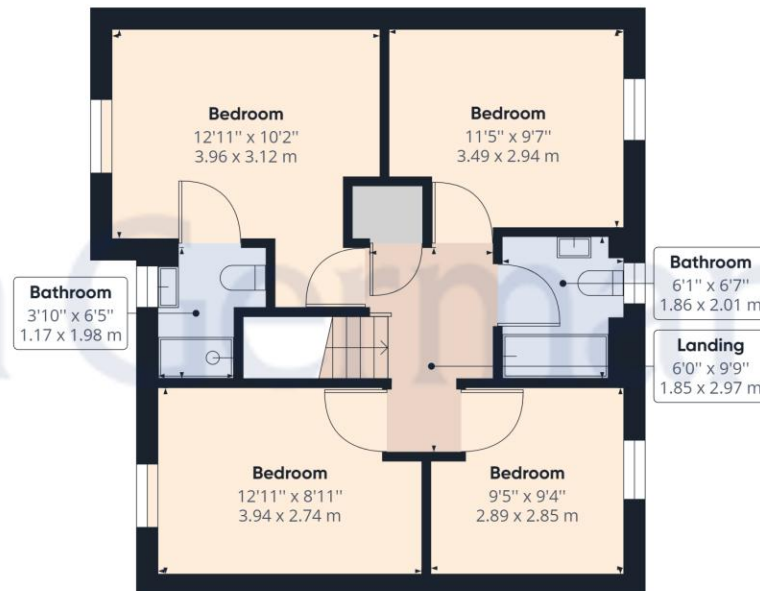
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1078.25 ft²

100.17 m²

(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.

GIRAFFE360



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		91 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



