

Betony Close, Stenson Fields

aksresidential.com

Asking Price Of
£375,000



This property at a glance:



1



4



3



2



C



Watch the video



Betony Close, Stenson Fields



Ben says:

“One thing this home doesn’t lack is the amount of space there is, both outside and inside the home. The large kitchen dining space across the back gives a great hub for any family home with a large garden and plenty of space to the front being at the bottom of a cul-de-sac! Upstairs is just as spacious too! With four double bedrooms, and two en-suites there is no need to argue about who gets the bigger room or when the bathroom is free! This is a special family home!”



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Did you spot...

The lovely paneling in the lounge?



A message from the seller:

"Welcome to Betony Close! We have absolutely loved living in this house over the last nine years. Before kids, we enjoyed being a short walk from a fantastic countryside pubs and countryside walks. Being at the end of a peaceful cul-de-sac has given us parents quiet and privacy, and the kids space to safely play out and even learn to ride bikes. The massive parking area has been so convenient, as has the spacious, low-maintenance garden - perfect for impromptu football matches and BBQs, providing our active family with space for fun hosting family and friends. This house has been a haven for us and is giving us a huge problem finding anywhere matching its balance of comfort, convenience, and an active lifestyle in a vibrant neighbourhood."





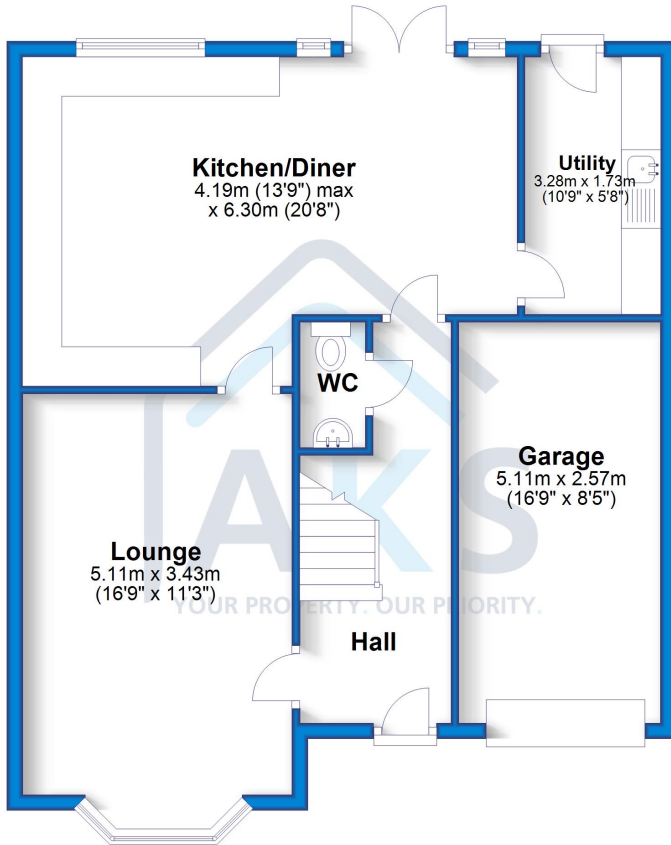
Floor Plan



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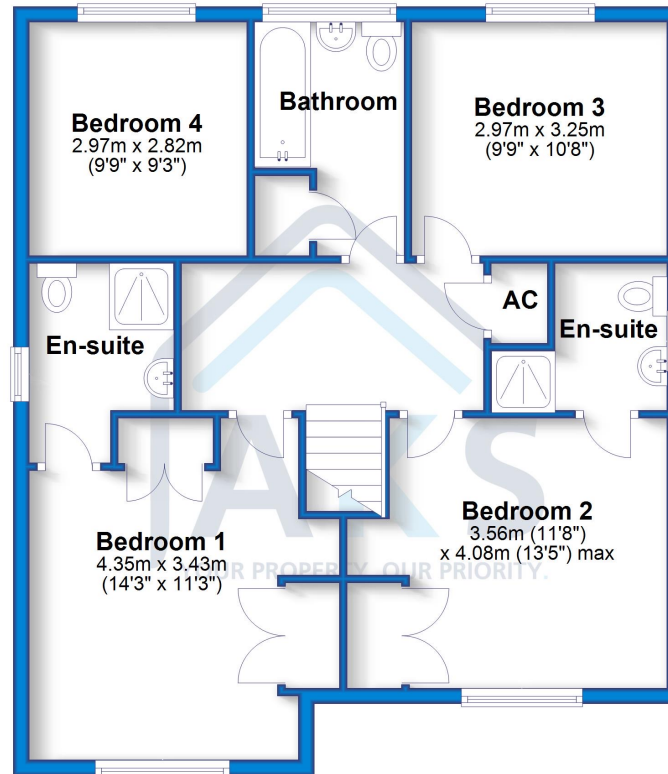
Ground Floor

Approx. 72.3 sq. metres (778.4 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.5 sq. feet)



Total area: approx. 143.5 sq. metres (1544.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Key Features:

- BEAUTIFULLY PRESENTED THROUGHOUT
- 2 EN-SUITES
- UTILITY ROOM
- EPC RATING C
- FOUR DOUBLE BEDROOMS
- LARGE KITCHEN DINER
- DRIVEWAY AND GARAGE PARKING



About the area:

A popular suburb of Derby, Stenson Fields has plenty of local amenities around from an Asda supermarket, to local shops, cafes, takeaways, doctors, dentist and pharmacy and easy access to the main road links. Both primary and secondary schools are within walking distance to the property as well as Sinfin Moor Park which has a park and playing fields. It gives easy access to the Ring Road and is a short drive from the A50 and A38 making it great for commuters. There is plenty of access to public transport links into the City Centre as well as to Royal Derby Hospital.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Ben** call
01332 30 30 30

Click [here](#) to watch the property video



Schools:

Both primary and secondary schools are within walking distance to the property

