

# Glencroft Drive, Stenson Fields

aksresidential.com

Asking Price Of  
**£419,000**



This property at a glance:



2



4



2



2



C



Watch the video



# Glencroft Drive, Stenson Fields



## Sam says:

*"This is a fantastic family home, I especially like the driveway and the curb appeal that the home has. The new kitchen really has been done to a great standard and the under floor heating tops it off. Everywhere in the home has been tastefully decorated and upgraded. The bathroom and en-suite were re-fitted in 2016. The bedroom sizes are great, having 3 fantastic sized doubles and one bigger than average single, there is plenty of space for the whole family. The garden is also a great space making the overall plot size perfect for big families!"*



[aksresidential.com](https://aksresidential.com)

# Glencroft Drive, Stenson Fields



Did you spot...

The amount of  
driveway  
parking!



## A message from the seller:

*"Having lived in this house for over 32 years, we can honestly say we have some great memories here. In particular we have found that local amenities, such as Asda, the doctor's surgery, pharmacy and post office have been of great convenience, and that too within walking distance.*

*We have also enjoyed the convenience of a local Chinese take away, Sub-way, Starbucks and KFC, again being within walking distance. This area is a great neighbourhood with lovely neighbours that look out for each other.*

*In the summer we have enjoyed barbecue's in our lovely spacious back garden and when guests come, we have never had an issue with parking as we can fit 5 to 6 cars on our drive alone. This alone is a great feature for the property as often visitor cars can congest the area, whereas this property can alleviate these issues.*

*As our children grew up in this area they benefitted from great primary schools like Stenson fields primary school with a 'Good' Ofstead rating and also the local playing fields and park being nearby*

*We have built a life here and have spent most of our life here, but we are moving to be closer to our children and grand children now to spend the rest of our retirement near them."*





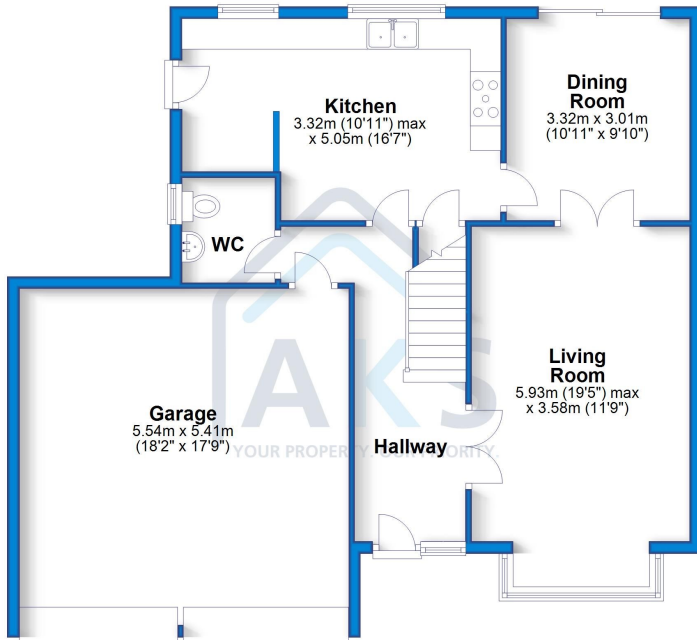
# Floor Plan



aksresidential.com

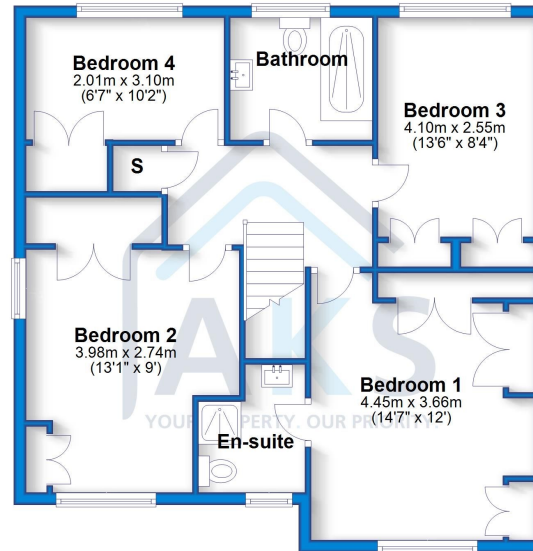
### Ground Floor

Approx. 90.9 sq. metres (978.1 sq. feet)



### First Floor

Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 157.8 sq. metres (1698.2 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



200+ 5 star Google Reviews



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

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

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



## Key Features:

- FANTASTIC SIZED PLOT
- DOUBLE GARAGE AND DRIVEWAY PARKING FOR AT LEAST 6 CARS
- BEAUTIFUL MODERN KITCHEN
- GREAT LOCATION
- AIR CON
- EPC RATING C



## About the area:

A popular suburb of Derby, Stenson Fields has plenty of local amenities around from an Asda supermarket, to local shops, takeaways, doctors and pharmacy and easy access to the main road links. Both primary and secondary schools are within close proximity 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 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.



## Schools:

Both primary and secondary schools are within close proximity to the property as well as Sinfin Moor Park