

# Irvine Close, Stenson Fields

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Offers in excess of  
**£200,000**



This property at a glance:



Watch the video

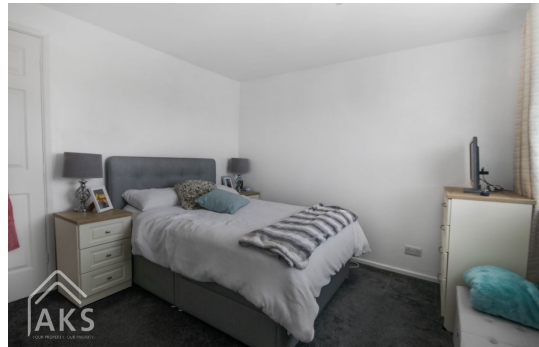


# Irvine Close, Stenson Fields



## Sam says:

*"This is a lovely home in a quiet cul-de-sac which is perfect for first time buyers, a couple looking to downsize or even investors looking for a buy to let. It is well presented throughout and has a really homely feel. The bedrooms are both doubles and there is plenty of space downstairs with the kitchen having room for a breakfast table. The garden is a great space, being larger than average for this size home and has been landscaped to a fantastic standard. The property also has plenty of driveway parking."*



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# Irvine Close, Stenson Fields



**Did you spot...**

The gorgeous landscaped back garden?



## A message from the seller:

*"I have loved living in this house. Owning my first home has been rewarding and I have enjoyed every minute of living in it! It has been cosy and quiet in the Winter but the garden is a great sun trap for the warming spring and Summer evenings. It is a great spot for socialising with friends and enjoying a coffee on the patio and decking. The nearby walkways on the canal and along the local pubs makes you feel like you are in the heart of the countryside with the city right next door! It has been a bittersweet decision to sell but new adventures are calling with my partner so it is time to move on!"*





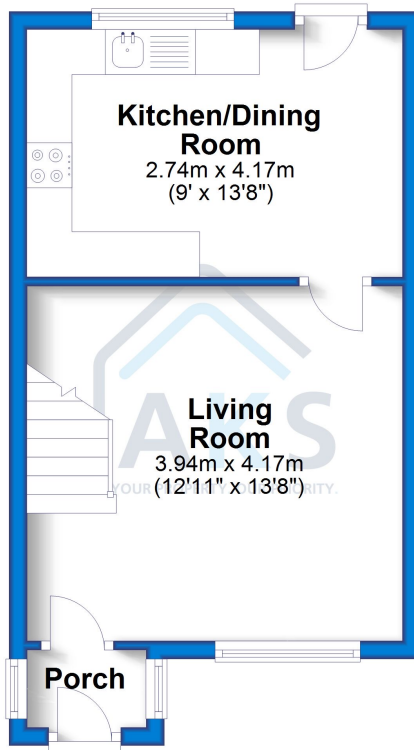
# Floor Plan



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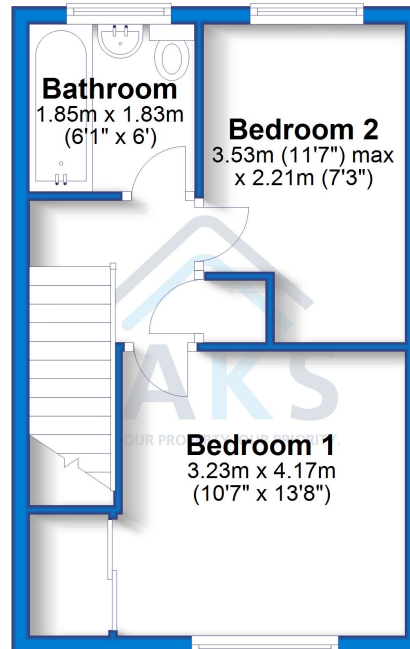
## Ground Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



## First Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 58.0 sq. metres (624.1 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>		87
(69-80)	<b>C</b>	72	
(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



## Key Features:

- CUL-DE-SAC LOCATION
- DRIVEWAY PARKING
- PORCH
- TWO DOUBLE BEDROOMS
- EPC RATING C
- NO UPWARD CHAIN



## 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 which has a park and playing fields.



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

