

# Outram Way, Stenson Fields

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Offers in excess of  
**£260,000**



This property at a glance:



1



3



1



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# Outram Way, Stenson Fields



**Sam says:**

*"This is a wonderful detached family home in the ever popular area of Stenson Fields. The garage has been thoughtfully converted into a large utility room and a downstairs WC which is practical for any family. The lounge diner is a fantastic space and sits to the back of the home with french doors out onto the sun trap garden. The kitchen is to the front of the home, it has plenty of cupboard and worktop space with room for appliances. Both the kitchen and utility room have large bay windows allowing in lots of light and giving the home a bit of character! Upstairs there are two great sized doubled bedrooms, both with built in wardrobes and there is a bigger than average single bedroom. There is also a shower room. The front of the home has driveway parking for two cars and a garden area. The back garden really is a lovely feature of the home, it is a private suntrap with plenty of space for outdoor furniture. This really does make a lovely home for any family!"*



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**Did you spot...**

the large utility  
room and  
downstairs WC?



## A message from the seller:

*"Welcome to our lovely home We've lived here 36 years from new and have brought up our three boys here. But it's time for us to move on as we now need to downsize. The house is in a quiet neighbourhood with convenient links to schools, which all our children attended. The area has lots of local amenities including shops, library, doctors, dentists and good pub/restaurants. It has also excellent road access to employers in the East Midlands area. Derby city is a quick ride away but the countryside is only a short walk from the house. We look forward to you viewing our home and spending five minutes relaxing in our secluded garden."*





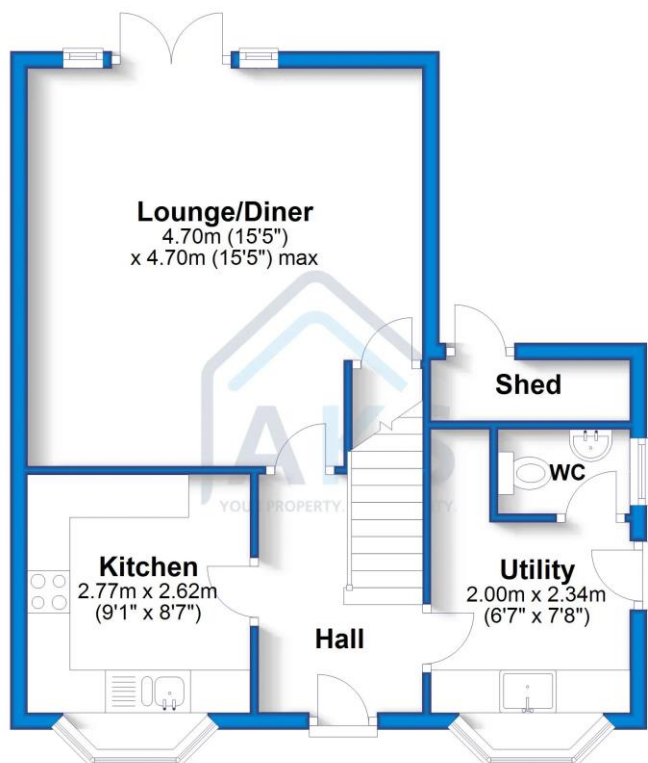
# Floor Plan



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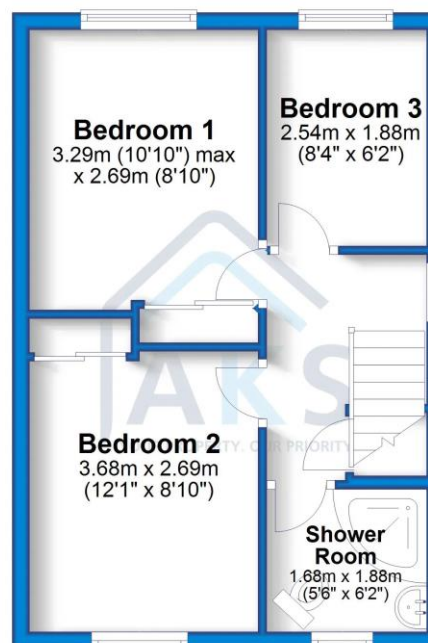
## Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 78.8 sq. metres (848.3 sq. feet)



## Energy Performance Certificate

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



## Key Features:

- GARAGE CONVERSION
- BEAUTIFUL GARDEN
- GREAT LOCATION
- DOWNSTAIRS WC
- EPC RATING C
- DRIVEWAY PARKING



## 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. 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.



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

