

# Wragley Way

Stenson Fields, Derby, DE24 3DZ



A great family home having been altered and extended to include a fourth ground floor bedroom or sitting room and a ground floor shower room. Perfect if you have elderly parents coming to stay or if you need a second sitting room/home office.

Asking price of £260,000

John German

Wragley Way is ideally situated close to local shops, well-regarded schools, amenities, public transport routes and all major roads. There is also good access to the Royal Derby Hospital, Rolls-Royce, Alstom and East Midlands Airport.

Entrance to the property is via an entrance hallway with stairs rising to the first floor and doors leading off to the ground floor living rooms. Laminate flooring, central heating radiator.

The kitchen sits to the front of the property with a uPVC double glazed window overlooking fields to the front. Fitted with a range of base and eye level units, roll edge worksurfaces, tiled splashbacks, stainless steel sink unit, slot in cooker with an extractor hood over, integrated fridge and plumbing for a washing machine.

The main living room has a living flame gas fire with an ornate wooden surround, marble back and hearth, decorate beamed ceiling, dado rail, built-in understairs storage cupboard, radiator, double glazed patio doors into the conservatory.

The large brick-built conservatory has uPVC double glazed windows and a tinted polycarbonate roof with a ceiling fan light, wall lights, laminate flooring and French doors to the garden.

The 4th bedroom/sitting room has been converted from the garage with a uPVC double glazed window to the front, radiator and laminate flooring. A door leads to a lobby area with a uPVC double glazed entrance door to the rear, and an internal door leads to the shower room.

The shower room is fully tiled with a low flush WC, wall mounted vanity washbasin with storage beneath and a double shower. UPVC double glazed window to the rear tiled floor and heated towel rail.

On the first floor stairs lead to a central landing with doors leading off to the bedrooms and bathroom, uPVC double glazed window to the side.

Bedrooms one and two are both nice sized doubles, fitted with a range of wardrobes, uPVC double glazed windows and central heating radiators.

Bedroom three is a nice single room with a uPVC double glazed window and a central heating radiator.

The bathroom completes the accommodation fitted with a full three piece suite comprising low flush WC, pedestal washbasin and a panelled bath with an electric shower over and sliding glass screen, full height ceramic tiling, Chrome heated towel rail.

Outside there is a lawned front garden with a wide block paved driveway, gated access to the rear garden. The rear garden is mainly laid to lawn a paved patio and timber garden shed.

Agents Notes: There is a lease for this property which we believe is for the solar panels.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** TBC

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA02082024

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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