

Whitsome Road

Stenson Fields, Derby, DE24 3GQ

John 
German





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£315,000

Set in a great location off a private driveway overlooking countryside to the front. This lovely home has a contemporary layout featuring an impressive living dining kitchen with central island and separate utility, as well as a generous bay fronted living room ideal for modern family living.

The gas centrally heated and uPVC double glazed accommodation comprises, entrance hallway with covered storm porch, cloakroom WC, generous living room with bay window, contemporary open plan living dining kitchen with central island and separate utility room. To the first floor are four well-proportioned bedrooms, the master bedroom features fitted wardrobes and en-suite, finally there is a family bathroom with shower over bath. Outside the private driveway leads to a driveway and a brick built garage. There is an additional parking bay directly opposite the house. The rear garden has been landscaped with attractive fencing, patio and lawn.

To describe the property in more detail starting at the entrance hallway which has stairs leading to the first floor with useful understairs storage and doors leading off to the ground floor living spaces. The cloakroom/guest WC is fitted with a low flush WC, hand wash basin, laminate flooring, extractor fan and towel radiator. The generous living room features a bay window overlooking the front elevation with green spaces beyond and laminate flooring throughout.

The open plan living dining kitchen extends across the full width of the house with French doors and full height windows overlooking the rear garden, leaving providing plenty of space for dining table and chairs and soft furnishings. The kitchen area is fitted with a range of base and eye level units and a matching island with breakfast bar, stainless steel sink and drainer, double electric oven, gas hob and extractor fan, integrated dishwasher, space for an American style fridge freezer, and laminate flooring. There is a separate utility cupboard with plumbing and space for a washing machine and tumble dryer, work surface, concealed boiler and extractor fan.

On the first floor, stairs lead to a central landing with a built-in airing cupboard and loft access. The master bedroom overlooks the front elevation with countryside views, fitted wardrobes and an en-suite, generously appointed with a double width shower cubicle with tiled walls, sliding glazed door and mains chrome shower, wash basin, WC, vinyl flooring and extractor fan. There are three further excellently proportioned bedrooms served by a family bathroom, fitted with a three piece suite comprising panelled bath with shower over, glass screen and tiled walls, wash basin and WC, vinyl flooring, uPVC double glazed window and extractor fan.

Outside, the property is approached from a private driveway leading to off road parking and proving access to a brick built garage. An additional parking bay is located directly opposite the house. To the rear is a fully enclosed garden which has been landscaped with attractive fencing, patio and lawn.

This lovely modern development is accessed off Wragley Way, and borders onto open countryside where there are pleasant walks and access to the Trent and Mersey Canal. The area boasts an excellent range of local amenities with a great range of shopping facilities including a supermarket nearby as well as a range of schools and leisure facilities. The city centre is a short distance away connected by a frequent public transport service.

Agents note: We understand there is an estate management charge of currently approximately £250 per annum.

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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: Derby City Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23022026

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Ground Floor

Approximate total area⁽¹⁾
 1099 ft²
 102.1 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Agents' Notes

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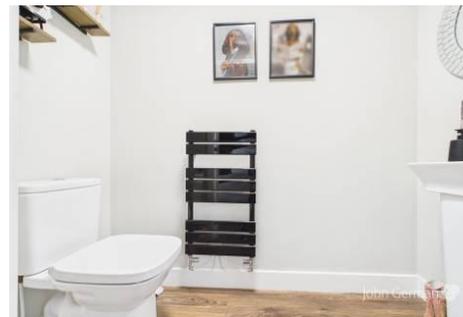
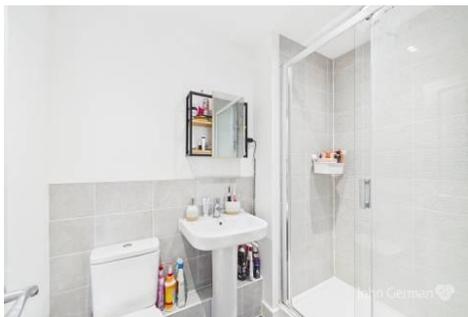
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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