



£300,000

Whitsome Road, Derby DE24 3GQ

Detached House | 4 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Detached Four Bedroom Home
- Open-Plan Kitchen Dining Room
- Master Bedroom With En Suite Shower Room
- Ground Floor Cloakroom
- Driveway and Garage Parking
- Council Tax Band D

Property Description

Offered to the market is this well-presented four bedroom detached family home ideally positioned overlooking an open green, as well as benefitting from a driveway and garage parking.

Main Particulars

Derbyshire Properties are delighted to present this modern four bedroom family home situated on this sought-after development in Stenson Fields. Positioned nicely in a quiet spot overlooking open green space, this property would make an excellent home with all the conveniences desired by families, including open-plan kitchen diner, utility room, cloakroom, en-suite shower room and garaging.

Entrance Hallway

Featuring a composite entrance door, ceramic tiled flooring, and a useful under stairs storage cupboard.

Guest Cloakroom

Equipped with a low-level WC, pedestal sink unit, and complementary floor tiling.

Living Room

4.94m x 3.45m (16' 2" x 11' 4") With a UPVC bay window to the front elevation, providing ample natural light and views over the neighbouring grassland. Carpeted flooring and central heating radiator.

Kitchen Diner

5.23m x 5.92m max into bay (17' 2" x 19' 5") This room really is the heart of this home, boasting matching wall and base units, space for appliances such as a tall fridge freezer and dishwasher, and French style patio doors leading to the rear garden.

Utility Room

1.64m x 1.31m (5' 5" x 4' 4") A useful addition to the kitchen, offering additional workspace, wall-mounted boiler, space for a washing machine.

First Floor

Landing

Providing access to all bedrooms and the family bathroom, along with a useful airing cupboard.

Main Bedroom

3.85m x 2.87m (12' 8" x 9' 5") This well-proportioned bedroom features fitted wardrobes, a UPVC window to the front elevation, carpeted floor, central heating radiator

and access to the en-suite shower room.

En Suite

With partially tiled walls, tiled flooring, low level W.C, pedestal wash hand basin, large glass shower cubicle with mains power shower, chrome ladder style central heating radiator and extractor fan.

Bedroom Two

3.48m x 2.57m (11' 5" x 8' 5")

Central heating radiator, carpeted flooring and UPVC window.

Bedroom Three

3.30m x 2.32m (10' 10" x 7' 7") Central heating radiator, carpeted flooring and UPVC window.

Bedroom Four

2.99m x 2.10m (9' 10" x 6' 11") Central heating radiators, carpeted flooring and UPVC window.

Bathroom

Complete with a three-piece white suite including a panelled bath with shower over, pedestal wash hand basin, and low level WC.

External

Outside

This property boasts a tidy frontage and to the rear is the tarmacked driveway providing parking for multiple vehicles and access to the garage. The rear garden offers a lawn, paved patio area, and privacy fencing.

Local Area

The area is well-presented and sought-after for its proximity to excellent amenities including shops, schooling and transport links including the A38, A50, and M1 Motorway.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com