



£300,000

Whitsome Road, Derby DE24 3GQ

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## 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 proving 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

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

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