

£300,000

Whitsome Road, Derby DE24 3GQ

Detached House | 4 Bedrooms | 2 Bathrooms



# **Step Inside**

## **Key Features**

- Detached Four Bedroom Home
- Open-Plan Kitchen Dining Room

- Master Bedroom With EnSuite 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 centralheating 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 amities including shops, schooling and transport links including the A38, A50, and M1Motorway.

#### Disclaimer

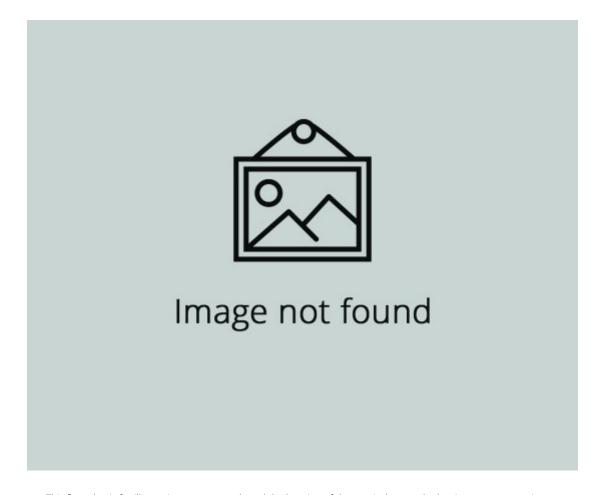
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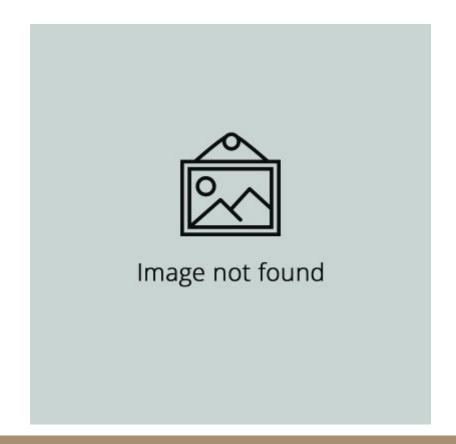






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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