



**7 Whitsome Road, Stenson Fields, Derby, DE24 3GQ**

**Offers Over £315,000**



A beautifully positioned four bedroom modern detached family home with impressive accommodation featuring a large living dining kitchen with island.



# 7 Whitsome Road, Stenson Fields, Derby, DE24 3GQ

Offers Over £315,000



This beautifully presented home also includes an en-suite, utility room and garage.

The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway with covered storm porch, cloakroom WC, large lounge with bay window, large open plan living dining kitchen with island and separate utility room. To the first floor are four well-proportioned bedrooms, the main with wardrobes and en-suite, finally the main bathroom with shower over bath.

Externally the property is approached from a private drive leading to a driveway, semi-detached garage and additional parking bay directly opposite the house. The rear garden has been landscaped with attractive fencing, patio, lawn and child's play area.

Accessed off Wragley Way, the property has a semi-rural feel yet is within close proximity to many useful shopping facilities including a supermarket. The city centre is a short distance away connected by a frequent public transport service. There are also pleasant nearby walks and canal paths.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

A formal hallway giving access to all principal ground floor rooms and with stairs to the first floor, useful cupboard beneath, radiator.

#### CLOAKROOM

With low level WC, wash basin, laminate flooring, extractor fan and towel radiator.

#### LOUNGE

17'6" x 11'7" (5.33m x 3.53m)

A spacious bay windowed living room with laminate flooring throughout, media connections, ample space for comfortable furniture, radiator.

#### LIVING KITCHEN

19'6" x 17'1" (5.94m x 5.21m)

An impressive open plan room featuring a kitchen with island and space for dining and living furniture.

The kitchen and matching island with breakfast bar appointed with an excellent

range of wall and base units with matching cupboard and drawer fronts, stainless steel sink and drainer, double electric oven, gas hob and extractor fan, integrated dishwasher, space for an American style fridge freezer, laminate flooring, feature rear UPVC double glazed bay window and French doors to the garden, radiator.

### **UTILITY CUPBOARD**

5'7" x 4'2" (1.70m x 1.27m)

With plumbing and space for a washing machine and tumble dryer, work surface, concealed boiler, extractor fan and radiator.

### **FIRST FLOOR**

#### **LANDING**

With airing cupboard and loft access.

#### **BEDROOM ONE**

12'7" x 9'5" (3.84m x 2.87m)

With fitted wardrobes, front facing UPVC double glazed window with a pleasant outlook, radiator, access into:

#### **EN-SUITE**

7' x 4'10" (2.13m x 1.47m)

Generously appointed with a double width shower cubicle with tiled walls, sliding glazed door and mains chrome shower, wash basin and WC, vinyl flooring, extractor fan, radiator.

#### **BEDROOM TWO**

11'3" x 8'5" (3.43m x 2.57m)

A comfortable double bedroom having a rear facing UPVC double glazed window, radiator.

#### **BEDROOM THREE**

10'10" x 8' (3.30m x 2.44m)

A further comfortable bedroom also having a rear facing UPVC double glazed window, radiator.

#### **BEDROOM FOUR**

9'10" x 6'11" (3.00m x 2.11m)

A generous fourth room also having a front facing UPVC double glazed window with a pleasant aspect, radiator.



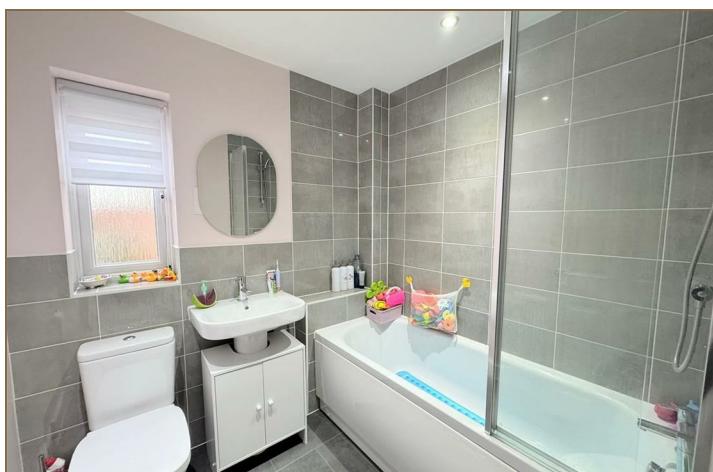
## BATHROOM

6'7" x 6'2" (2.01m x 1.88m)

A spacious bathroom appointed with a white three piece suite comprising a mains shower over bath with a screen and tiled walls, wash basin and WC, vinyl flooring, UPVC double glazed window, extractor fan, radiator.

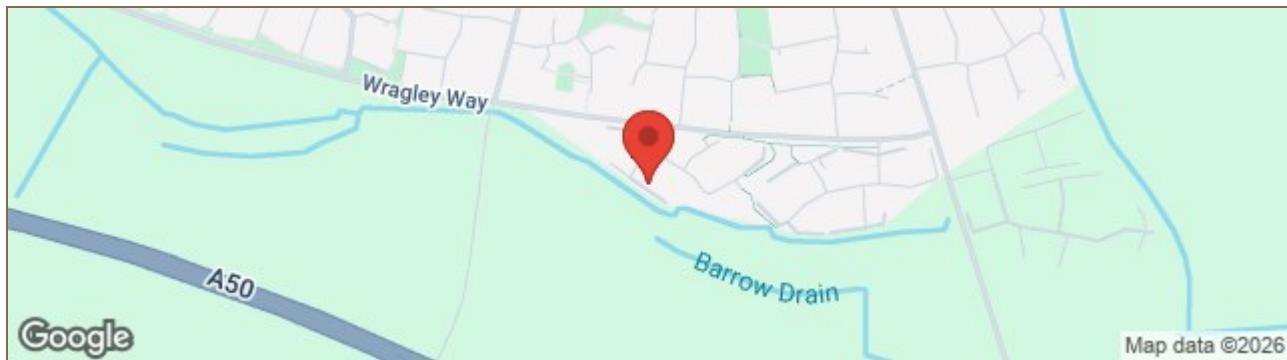
## OUTSIDE

Externally the property is approached from a private drive leading to a driveway, semi-detached garage and additional parking bay directly opposite the house. The rear garden has been landscaped with attractive fencing, patio, lawn and child's play area.





## Road Map



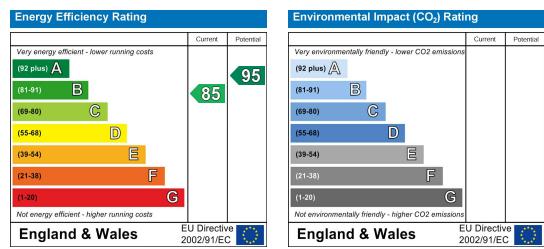
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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