



### 3 Bed House - Detached

38 Chartley Road, Stenson Fields, Derby DE24 3BT

£270,000

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**FLETCHER**  
& COMPANY

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- Extended Detached Property
- Three Bedrooms
- Superb Open Plan Kitchen Diner
- Extended Family Room
- Superb Presentation Throughout
- Southerly Aspect Rear Garden
- Garage
- Built by Miller Homes
- Excellent Access to Rolls-Royce
- Close to Road Links

\*\*BEST AND FINAL OFFERS IN WRITING BY 12PM ON WEDNESDAY 13TH APRIL TO  
DERBY@FLETCHERANDCOMPANY.CO.UK\*\*

#### SUPERBLY PRESENTED EXTENDED DETACHED PROPERTY WITH GARAGE

Situated in close proximity to many local amenities, road links and Roll-Royce, is this stylishly presented Miller built detached property. The property faces on to the local green and enjoys a southerly aspect rear garden.

Presented to a high standard throughout, the living accommodation in brief comprises of; an entrance hallway, lounge, spacious kitchen diner with an extended family area and Cloakroom W/C. To the first floor, the landing leads to a master bedroom with en-suite, two further good sized bedrooms and family bathroom.

Outside, a driveway leads to a brick built garage with up and over doors, power and light. Situated to the rear of the property is a low maintenance garden with decking and lawn.

Newton Village is well situated for excellent access to major road links including the A50, A38 and M1 and is situated on the fringes of local countryside with many canal side walks and country pubs.

## LOCATION

Stenson Fields is a popular residential suburb of Derby located approximately five miles south of Derby City centre and is conveniently located within easy access of the Sinfin District Centre, which offers a major supermarket and a range of local shops and amenities including a post office and local health centre.

Stenson Fields is also located close to open countryside offering some lovely walks. Stenson Marina is located close by and positioned on the Trent & Mersey canal.

There is good access the A38 and A50 a short drive away giving onward access to the M1 and the main motorway network and East Midlands International Airport.

It is also placed within easy access of Rolls-Royce's main Sinfin site, Derby University, the Royal Derby Hospital and Toyota.

## THE ACCOMMODATION

### GROUND FLOOR

Entrance through a composite double glazed entrance door with frosted glass inset windows with an obscure wood unit double glazed window above into:

#### Entrance Hallway

15' x 6'7" (4.57m x 2.01m)

Fitted with luxury vinyl tiled flooring, central heating radiator, staircase leading to the first floor landing, wall mounted heating control, wall mounted Yale alarm system and panelled doors giving access to a downstairs WC, lounge, superb open plan dining kitchen and a useful under-stairs cloaks cupboard fitted with coat hooks and luxury vinyl tiled flooring.



#### Downstairs WC

Fitted with a two-piece white suite comprising a low level WC with chrome push button flush, corner ceramic wash hand basin with Grohe chrome monobloc mixer tap with ceramic tiled splash-backs, luxury vinyl tiled flooring, central heating radiator and a UPVC obscure double glazed window to the rear elevation.



## Spacious Lounge

18'8" x 10'2" (5.69m x 3.10m)

Fitted with wood effect luxury vinyl tiled flooring, feature recessed fireplace with a patterned ceramic tiled hearth and wooden beam above, recess for a flat screen TV built into the chimney breast, two central heating radiators, a PVCu double glazed window to the front elevation and two to the side elevation and PVCu double glazed French doors opening out onto the rear garden.



## Superb Open Plan Dining Kitchen

18'7" x 9' (5.66m x 2.74m)

Fitted with a range of grey wood grain finish contemporary units comprising wall, base and drawer units with brushed stainless steel handles with square edge laminated slate effect work surface over, patterned ceramic tiled splash-backs, integrated Zanussi electric oven, Zanussi four ring hob with stainless steel extractor canopy over, tall integrated fridge, space with plumbing for a slimline dishwasher, low level appliance space with plumbing for automatic washing machine and a Blanco stainless steel one and a half bowl sink drainer unit with brushed stainless steel mixer tap. PVCu double glazed window to the front elevation, luxury vinyl tiled flooring, tall wall mounted contemporary radiator and open archway access leading to the family room.



## Family Room

10'11" x 8'10" (3.33m x 2.69m)

Having luxury vinyl tiled flooring, central heating radiator, TV point, angled roof with Velux window, recessed LED down-lighters, PVCu double glazed window to the rear elevation, two to the side elevation and PVCu double glazed French doors opening out onto the rear patio.



## FIRST FLOOR

### Landing

Having a central heating radiator, PVCu double glazed window to the rear elevation, smoke alarm, loft access, a useful wardrobe area with built-in double hanging rails, storage cupboard over the stairwell and doors giving access to three bedrooms and bathroom.



### Master Bedroom

12'9" into recess x 10'4" (3.89m into recess x 3.15m)

Fitted with two built-in wardrobes, central heating radiator, a PVCu double glazed window to the rear elevation and door giving access to an en-suite shower room.



### Beautifully Appointed En-Suite Shower Room

8'10" x 5'8" (2.69m x 1.73m)

Fitted with a white three-piece suite comprising a low level WC with chrome push button flush, ceramic wash hand basin with black chrome monobloc mixer tap built into a grey vanity unit with cupboards and drawer units and a double width shower enclosure with sliding glazed door with beautiful patterned ceramic tiled splash-backs, recessed shelf and a wall mounted Bristan electric shower unit. Ceramic tiled floor, central heating radiator, wall mounted high gloss storage cupboard, extractor fan and a PVCu obscure double glazed window to the front elevation.



### Bedroom Two

11' x 9'3" (3.35m x 2.82m)

Having a central heating radiator and a PVCu double glazed window to the front elevation.



### Bedroom Three

9'3" x 7'4" (2.82m x 2.24m)

Having a central heating radiator and a PVCu double glazed window to the rear elevation.



## Contemporary Bathroom

7'10" x 5'7" (2.39m x 1.70m)

Fitted with a white three-piece suite comprising a low level WC with chrome push button flush, pedestal wash hand basin with chrome monobloc mixer tap and a panelled bath with glazed shower screen, chrome mixer tap and chrome mains fed shower unit over. Mosaic style ceramic tiled splash-backs, Karndean tiled floor, extractor fan, central heating radiator and a PVCu obscure double glazed window to the front elevation.



## OUTSIDE

### Frontage and Driveway

The property has a beautifully maintained fore garden with pathway access leading to the front door with two lawn sections to either side of the path. There is a hedgerow boundary to the front with planting borders and blue slate channels. To the side of the property there is a tarmac driveway providing off-road car standing for two/three vehicles and leads to a detached brick built garage. There is also timber gated access leading to the enclosed rear garden.

### Detached Brick Garage

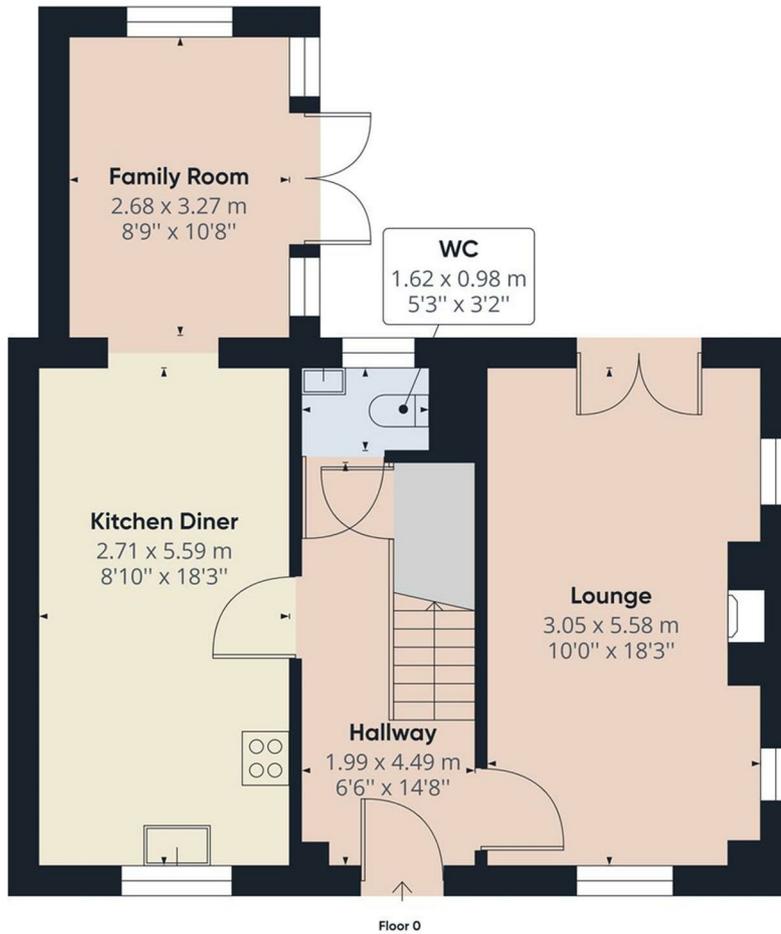
19'8" x 10' (5.99m x 3.05m)

With power, light and up and over door. Outside LED security light above the garage.

### Rear Garden

To the rear of the property is an enclosed rear garden with a beautiful paved patio area, an area laid to lawn, a superb raised level timber decked seating area with timber framed pergola above, bark chip play area and raised level planting beds retained by railway sleepers. The garden is enclosed by a fence panelled boundary. Outside cold water tap and security light.





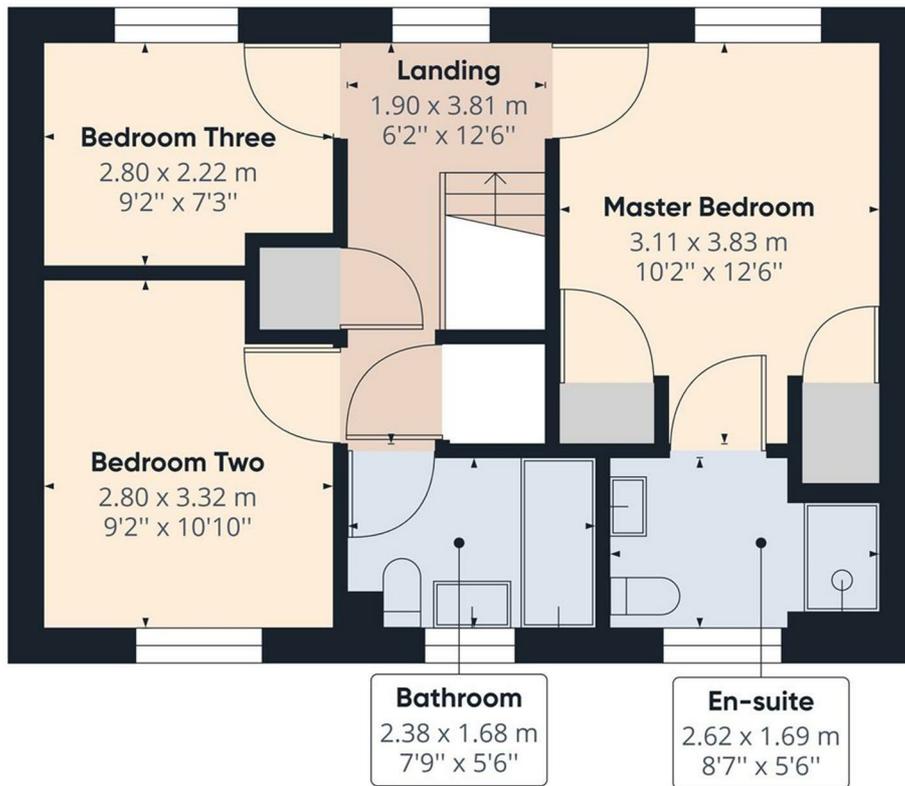
Approximate total area<sup>(1)</sup>  
559.82 ft<sup>2</sup>  
52.01 m<sup>2</sup>

(1) Excluding balconies and terraces

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area<sup>(1)</sup>  
436.15 ft<sup>2</sup>  
40.52 m<sup>2</sup>

(1) Excluding balconies and terraces

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### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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