Fletcher & Company

420 Stenson Road, Derby, DE23 1HD

Asking Price £499,950

Freehold

- A Good Sized Plot Measuring Close to One Third of an Acre
- Approximately 200 sq ft of Living Accommodation
- Fabulous Well-Established Garden
- Extensive Driveway & Garage
- Much Original Detail Throughout
- Extremely Spacious & Versatile Accommodation
- Multiple Reception Rooms
- Five Good Sized Bedrooms
- Highly Convenient Location
- Viewing Recommended

Summary

An impressive, five bedroom, traditional, double fronted, detached residence occupying a fabulous plot measuring close to one third of an acre in a very popular location.

The comprehensive accommodation retains much original detail and comprises vestibule, entrance hall, lounge, separate dining room, garden room, snug, fitted kitchen, utility and guest cloakroom. To the first floor is a feature semi-galleried landing with three bedrooms and a bathroom. The second floor features two further bedrooms and a shower room.

To the front of the property is a good sized driveway providing ample off-road parking and access to an attached garage. To the rear of the property is the spacious, well-established garden which must be seen to be fully appreciated. The garden is extremely well-stocked and offers a good degree of privacy and is a true feature of the sale.

The Location

The property's location on Stenson Road affords easy access to a nearby parade of shops, large supermarket, schooling at all levels, a regular bus service and easy access to nearby canal side walks and open countryside. The property is within commuting distance of a range of employers in the city centre.

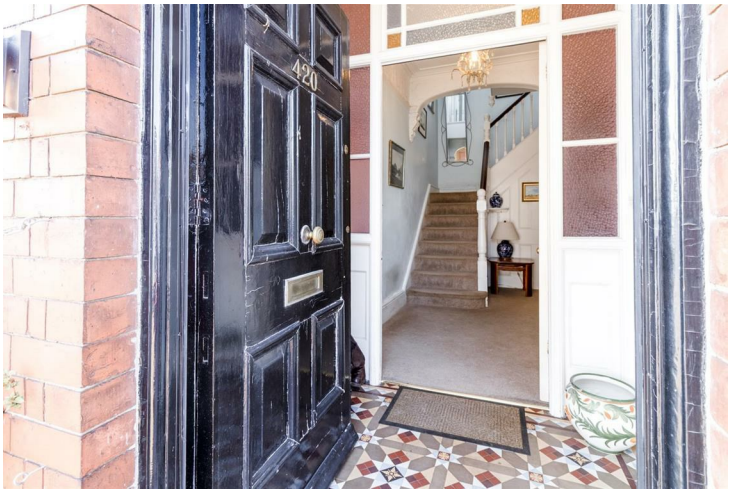
Accommodation

Ground Floor

Vestibule

5'10" x 4'11" (1.78 x 1.51)

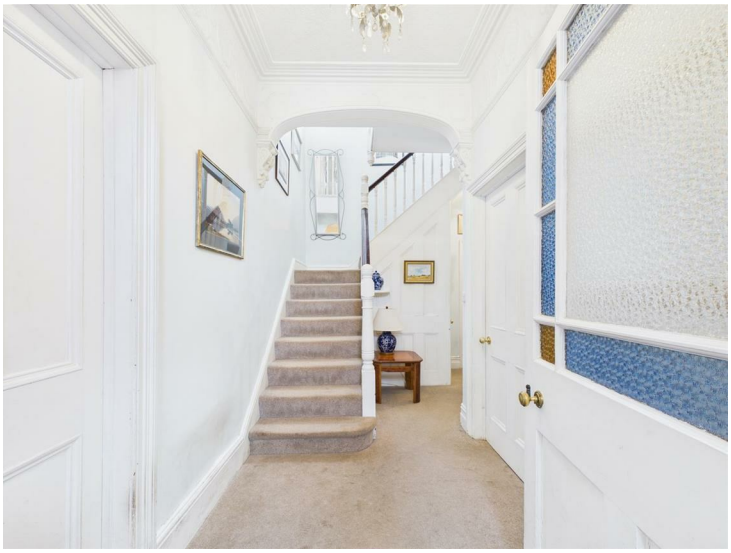
A panelled entrance door with glazed fanlight over provides access to vestibule with Minton floor, coved cornice, dado rail and panelled and multi-glazed door to spacious entrance hall.



Spacious Entrance Hall

9'7" x 6'8" x 5'11" x5'9" (2.93 x 2.04 x 1.82 x1.76)

With staircase to first floor, central heating radiator, coved cornice, picture rail and feature archway.



Living Room

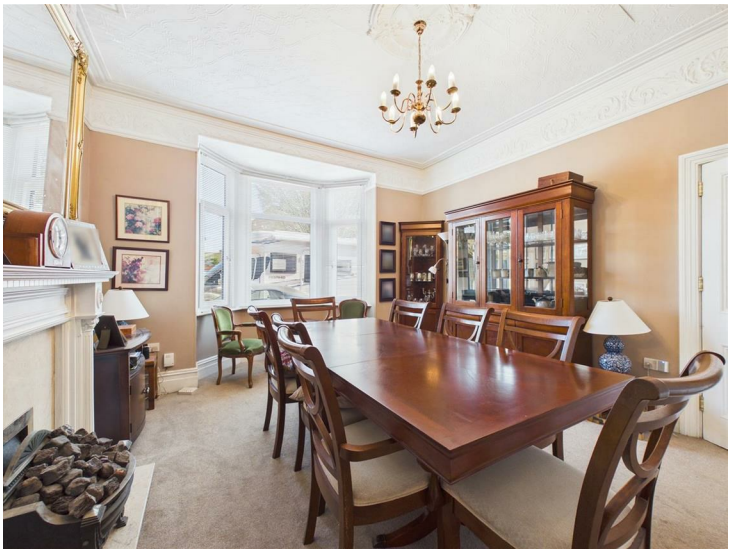
20'2" x 13'6" (6.17 x 4.14)

A fabulous, light and airy room with window to front and French doors to garden, feature fireplace with decorative wooden surround, granite hearth and interior with living flame fitted gas fire, central heating radiator, coved cornice and picture rail.

Dining Room

13'8" x 13'5" (4.18 x 4.10)

Again, with feature fireplace with decorative surround, central heating radiator, coved cornice, ceiling rose, picture rail and cant bay window to front.



Fabulous Garden Room

13'10" x 10'0" (4.24 x 3.05)

An impressive addition to the accommodation with stylish lantern roof and views over garden. Accessed through French doors and having feature tiled floor and open access to snug/piano room.

Snug/Piano Room
11'9" x 10'2" (3.60 x 3.12)
Featuring a fireplace incorporating exposed brick surround, brick hearth and cast iron log burner, central heating radiator, continuation of tile flooring and useful fitted cupboard.

Kitchen

11'8" x 9'9" (3.58 x 2.98)

Comprising oak preparation work surfaces with tiled surrounds, inset ceramic sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards with down lighting, appliance space suitable for an electric range cooker with extractor hood over, space for fridge freezer, central heating radiator, tile flooring, window to side and door to utility room.

Utility Room

6'6" x 5'4" (2.00 x 1.64)

Comprising oak worktop with Belfast style sink and tiled surrounds, fitted cupboard, appliance space suitable for washing machine and tumble dryer, tile flooring, external door to garden, window to rear and sliding door to fitted guest cloakroom.

Fitted Guest Cloakroom

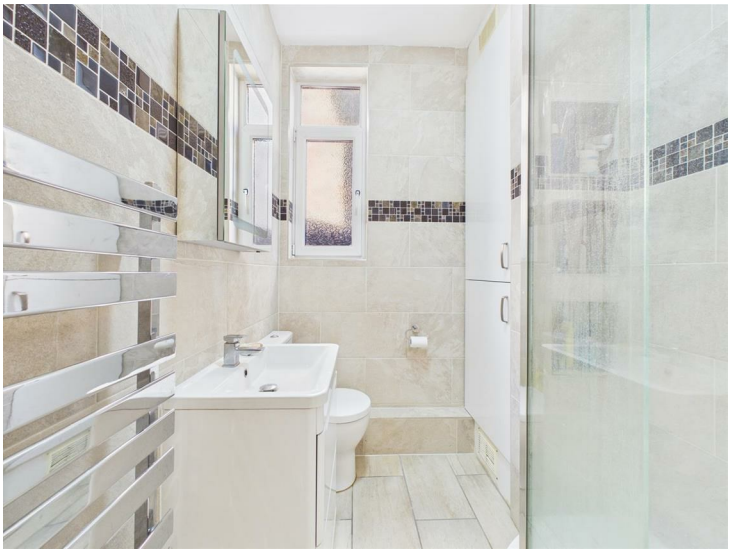
5'4" x 2'10" (1.64 x 0.87)

Partly tiled and appointed with a low flush WC and central heating radiator.

Shower Room

6'7" x 5'9" (2.02 x 1.76)

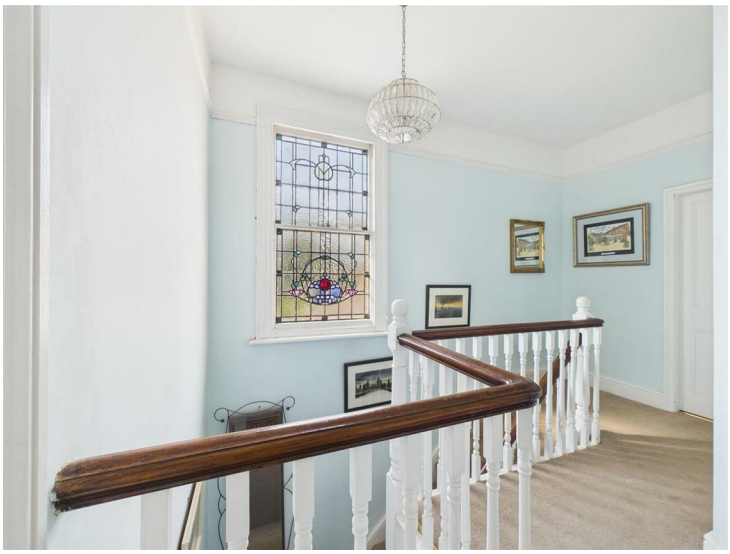
Fully tiled and appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, shower cubicle, chrome towel radiator, additional storage cupboard and window to side.

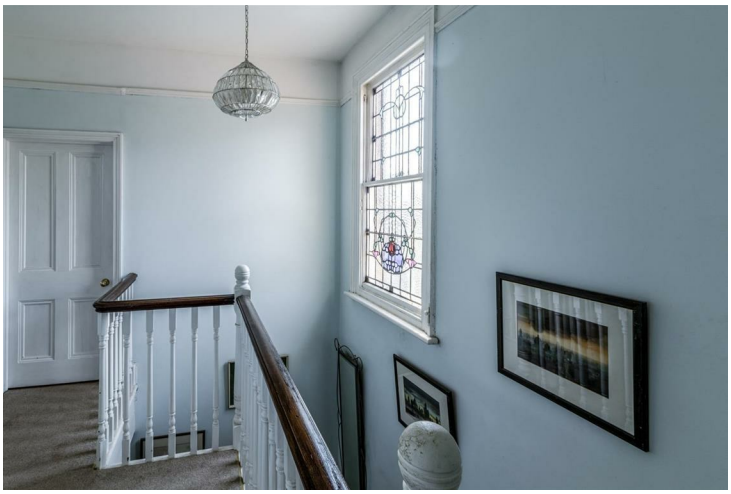


First Floor Landing

9'1" x 5'11" x 5'9" x 3'1" (2.78 x 1.81 x 1.77 x 0.96)

A feature semi-galleried landing with stylish balustrade, staircase to second floor with cupboard, central heating radiator, picture rail and stained glass window to rear.





Bedroom One

13'10" x 13'5" (4.22 x 4.11)

Having a central heating radiator, picture rail and window to front.

Bedroom Two

13'6" x 10'0" (4.14 x 3.06)

With central heating radiator, picture rail and window to rear overlooking garden.

Bedroom Three

13'8" x 9'10" (4.17 x 3.01)

Having a central heating radiator, picture rail and window to front.

Bathroom

6'10" x 5'10" (2.09 x 1.79)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, roll edge bath with shower attachment, ladder style radiator and window to side.

Second Floor

Bedroom Four
12'5" x 12'5" (3.81 x 3.80)
With central heating radiator, storage space to eaves and two Velux windows.

Bedroom Five
12'4" x 9'5" (3.76 x 2.89)
Having a central heating radiator, storage space to eaves and two Velux windows.

Shower Room

5'4" x 4'9" (1.64 x 1.45)

Appointed with a low flush WC, pedestal with wash handbasin, shower cubicle, central heating radiator and window to rear.

Outside

The property occupies a fabulous plot measuring approximately one third of an acre. Set back from the road behind a driveway providing ample off-road parking for multiple vehicles and access to a detached garage.

The rear garden is a true asset to the sale and features an impressive garden room, ideal for guest accommodation or gym/home office. This sits at the foot of the plot and overlooks a sizeable wildlife pond. There is an extensive lawn section, maintenance area, a plethora of well-stocked herbaceous borders containing a selection of flowering plants, shrubs and trees, meandering pathways, seating areas and a useful range of outbuildings. These combined to offer a BBQ station, covered seating area and greenhouse/shed.

Garden Room

19'0" x 10'10" (5.80 x 3.31)

Council Tax Band D

Floor 0 Building 1

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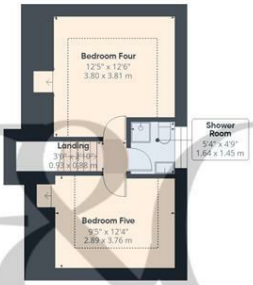

Floor 2 Building 1

Floor 0 Building 2

Approximate total area(1)

2240 ft²

208.2 m²

Reduced headroom

132 ft²

12.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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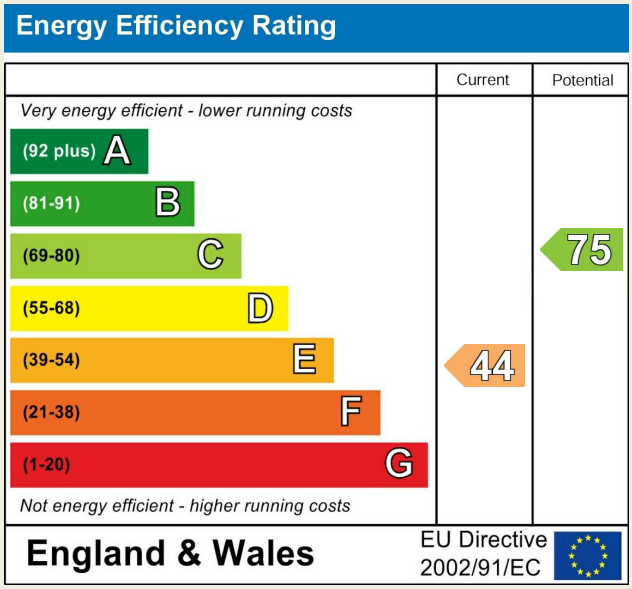

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Council Tax Band: D
Tenure: Freehold