



**GADSBY**  
**NICHOLS**

547 Stenson Road, Littleover, Derby, DE23 1LP  
Asking Price £219,000

547 Stenson Road, Littleover, Derby, DE23 1LP



A MUCH IMPROVED AND DELIGHTFULLY PRESENTED, EXTENDED, THREE-BEDROOMED SEMI-DETACHED home, enjoying a well-established and popular residential location, with early internal inspection highly recommended. Available with IMMEDIATE VACANT POSSESSION, the accommodation has the benefit of gas central heating and uPVC double glazing, and briefly comprises: -

GROUND FLOOR, entrance hall, generous through-lounge dining room, excellent kitchen with modern fitments and integrated appliances, utility room, and modern bathroom. FIRST FLOOR, landing, three bedrooms, with modern ensuite shower room to the main bedroom. OUTSIDE, car standing space to the front, and long, mature rear garden being over 100-ft in depth. EPC D, Council Tax Band A

## 547 Stenson Road, Littleover, Derby, DE23 1LP

### THE PROPERTY



An appealing, traditional bay-windowed, semi-detached residence, which has seen the recent completion of a scheme of refurbishment and modernisation, to afford an extended well-appointed interior, only appreciated by early internal inspection. Available with immediate vacant possession, the accommodation comprises, entrance hall, through-lounge dining room, kitchen, utility room, ground floor bathroom, bedroom one with ensuite shower room, a further two bedrooms, car standing to the front, and long rear garden.

### LOCATION

The property enjoys a well-established and popular residential location in the suburb of Littleover, well served by local amenities, yet is within minutes walking distance of open countryside. Ease of access is afforded to Derbys outer ring system, and onwards to the A38, A52, and A50 for commuting further afield.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed

along Abbey Street and turn right at the traffic lights onto Burton Road, then at the ring road traffic lights takes the slip road exit onto Warwick Avenue, at the Cavendish roundabout turn right onto Stenson Road, proceed along Stenson Road before finding the property on the left-hand side.

What 3 Words /// drum.action.pace

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13537

### ACCOMMODATION

Having the benefit of gas central heating and uPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY PORCH

Having double glazed entrance door opening to the: -

#### ENTRANCE HALL

Having central heating radiator, new carpet, and stairs to the first floor.

### THROUGH-LOUNGE DINING ROOM

7.75m max x 3.10m max (25'5" max x 10'2" max)



Measurements are '25'5" maximum into bay x 10'2" maximum/7.75m maximum into bay x 3.10m maximum'.

Having uPVC leaded-light double glazed bay window to the front, attractive brick fireplace with timber mantelpiece, and cast-iron log burner and hearth, and two central heating radiators.



547 Stenson Road, Littleover, Derby, DE23 1LP

## EXCELLENT KITCHEN

3.33m x 2.39m (10'11" x 7'10")



Having modern oak-effect fittings comprising, one double base unit, two single base units, drawers, four single wall units, and one double wall unit with glass doors for display purposes, together with integrated appliances to include, electric induction hob with stainless steel-and-glass canopy over incorporating extractor hood and light, electric oven, combination microwave oven, dishwasher, wine cooler, fridge, and freezer, with work surface areas, uPVC double glazed window to the rear, double glazed door to outside, and central heating radiator.



## UTILITY ROOM

2.06m x 1.37m (6'9" x 4'6")



Having fittings comprising, one double wall unit, and one single wall unit, together with work surface area with appliance space under, uPVC double glazed window, plumbing for automatic washing machine, understairs store, and wall-mounted Worcester gas-fired combination boiler providing domestic hot water and central heating.

## BATHROOM



Having modern white sanitary ware comprising, low-level WC, wash hand basin in vanity unit with cupboards under, and panelled bath with shower over, together with tiling and wet-boarding to walls, central heating radiator, heated towel rail, and ceiling extractor fan.

## FIRST FLOOR

### LANDING

Having uPVC double glazed window.

**547 Stenson Road, Littleover, Derby, DE23 1LP**

**FRONT BEDROOM ONE**

4.06m x 3.15m max (13'4" x 10'4" max)



Having modern fitments comprising, one double wardrobe, one single wardrobe, and one shelved unit, together with uPVC double glazed window, and central heating radiator.



**ENSUITE SHOWER ROOM**



Having modern white suite comprising. shower recess and tray with rain and handheld shower fittings, low-level WC, and wash hand basin in vanity unit with cupboards under, together with part-tiled walls, three ceiling downlighters, uPVC double glazed window, heated chrome towel rail, and ceiling extractor fan.

**REAR BEDROOM TWO**

3.10m x 2.13m (10'2" x 7'0")



Having uPVC double glazed window, and modern vertical central heating radiator.

**REAR BEDROOM THREE**

2.18m x 1.88m (7'2" x 6'2")



Having central heating radiator, and uPVC double glazed window.

**OUTSIDE**

547 Stenson Road, Littleover, Derby, DE23 1LP

REF: R13537

## FRONT GARDEN

Having flower borders and car standing space, together with side pathway leading to the: -

## REAR GARDEN



A particular feature to note is the long, mature rear garden, being over 100-feet in depth, having paved patio, timber decking sitting area, lawns, flower and shrub borders, and incorporating garden shed.



## ADDITIONAL INFORMATION

### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

### SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

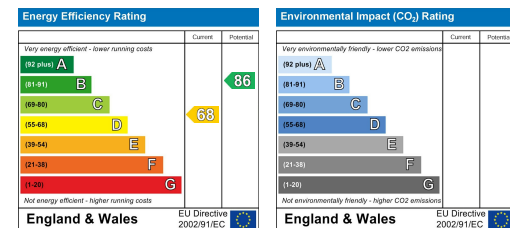
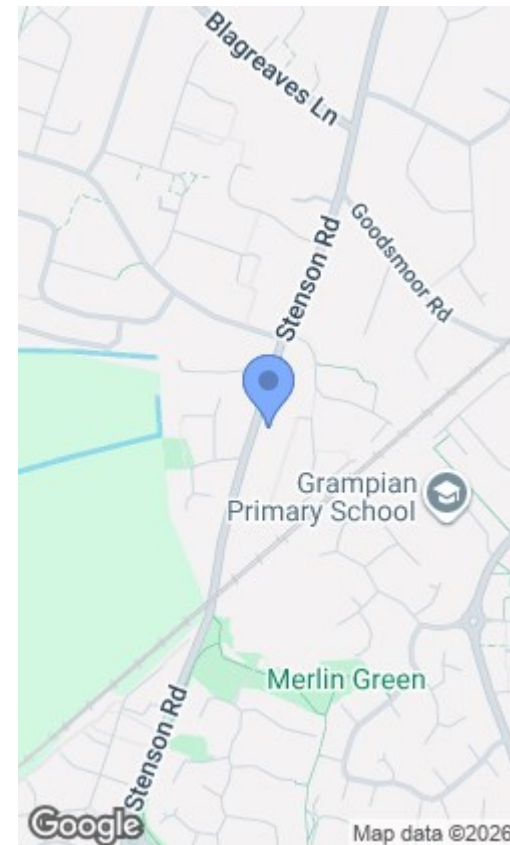
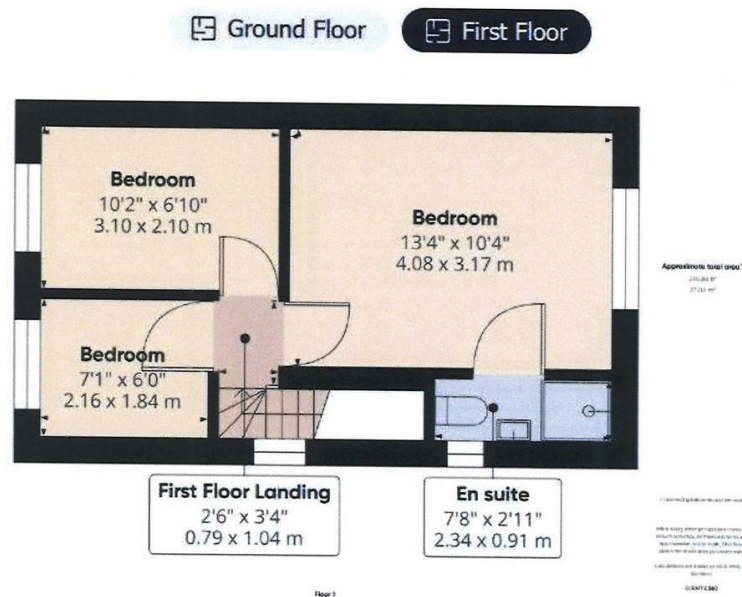
### ANTI-MONEY LAUNDERING (AML)

#### REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

**Gadsby Nichols**  
Suite 18 Kings Chambers,  
Queen Street, Derby DE1 3DE

**Residential**  
01332 296 396  
enquiries@gadsbynichols.co.uk

**Commercial**  
01332 290 390  
commercial@gadsbynichols.co.uk



[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)