

CURRAN
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Stenson Road, DE23 1LP
OIEO £230,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



SUPERB PRESENTATION, IDEAL FIRST TIME BUY - An immaculately presented and recently decorated three-bedroom semi-detached home that has been thoughtfully improved and extended to create generous living space suited to modern family life. The property offers a well-balanced layout with bright interiors and versatile ground floor accommodation designed for both everyday comfort and entertaining.

At the centre of the home is an impressive open-plan dining kitchen providing a sociable setting for family gatherings, complemented by a separate bay-fronted living room. Upstairs, three well-proportioned bedrooms include a principal bedroom with a contemporary en-suite shower room. Outside, the generous rear garden offers space for relaxing and outdoor dining, while driveway parking with an EV charging point adds everyday convenience.





The Detail

The property is entered through a welcoming hallway that leads to a bright and comfortable bay-fronted living room positioned at the front of the home. This inviting space has been enhanced with newly fitted contemporary wall panelling, adding character and a stylish finish, while the bay window allows plenty of natural light to fill the room.

To the rear, the property has been extended to create an impressive open-plan living, kitchen and dining space. Recently modernised, the kitchen is fitted with contemporary units and work surfaces, providing generous preparation space alongside room for a dining table and informal seating area. This layout offers a sociable environment ideal for everyday family living and entertaining.

The ground floor also benefits from a modern family bathroom, offering additional practicality.

Upstairs, the landing leads to three well-sized bedrooms. The principal bedroom includes a recently refitted en-suite shower room, while the remaining bedrooms offer comfortable proportions suitable for family members, guests or home working. A separate first floor WC further enhances the practicality of the layout.

Outside, the property enjoys a generous rear garden with a decked seating area and established planting borders. To the front, a recently re-laid tarmac driveway provides off-road parking along with an EV charging point and gated side access.







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The Location

This property offers a convenient and ever popular location approximately 1 mile from Littleover Village which offers a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. There are also further shops and amenities at the Blagreaves Lane and Stenson Road junction offering a parade of general shops, including a supermarket, pharmacy and Fish and Chip shop.

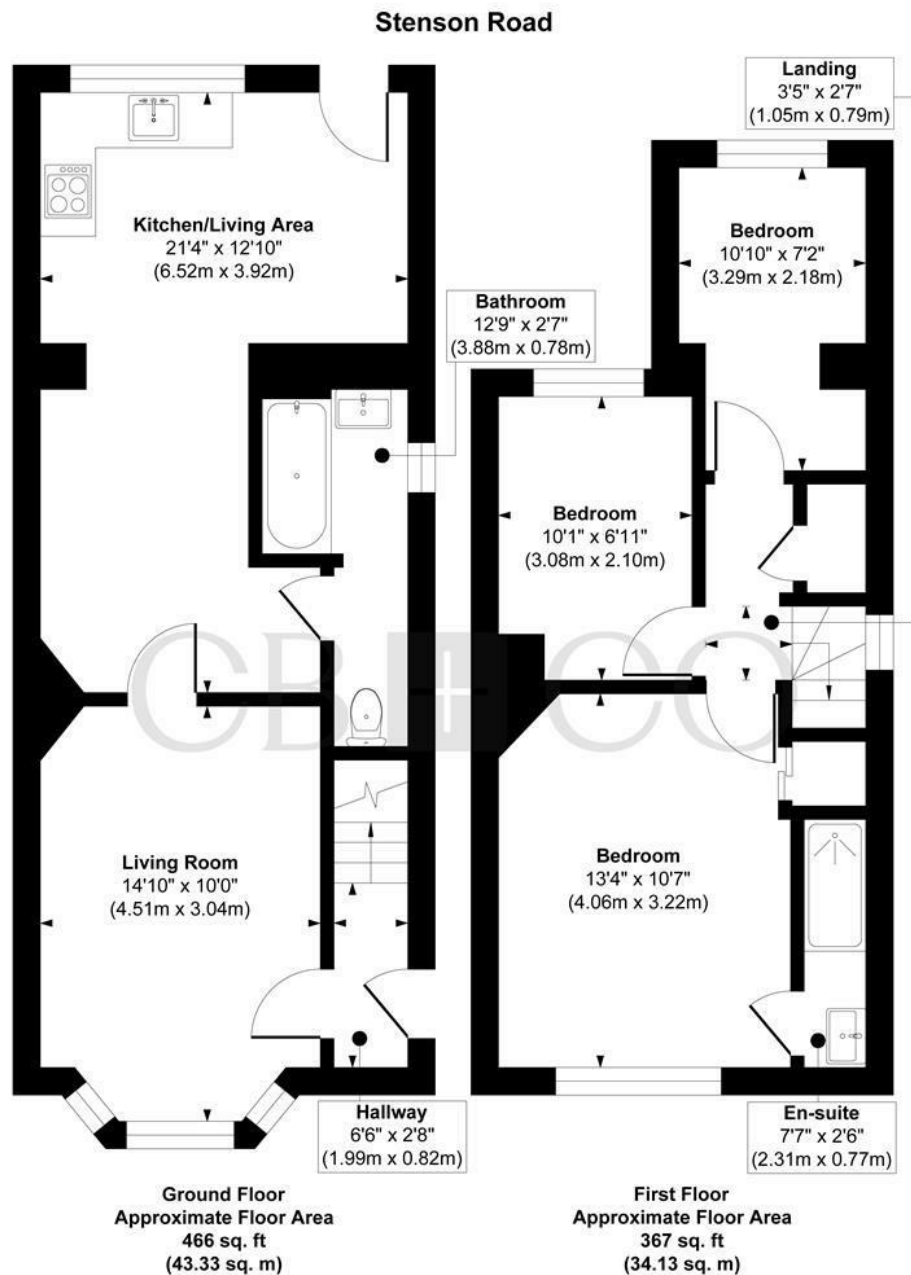
The location is extremely convenient for employment opportunities at Rolls Royce, The Royal Derby Hospital, Toyota and the University of Derby.

There are excellent transport links with fast access to the A38 and A50 leading to the M1 motorway. There are also regular bus services to Derby City Centre along Blagreaves Lane.









The Particulars

- Three Bedroom Semi Detached Family Home
- Extended And Improved Accommodation Throughout
- Immaculately Presented And Recently Decorated
- Spacious Bay Fronted Living Room With Wall Panelling
- Impressive Open Plan Kitchen Dining Living Space
- Contemporary Bathroom And En-Suite To Principal Bedroom
- Additional First Floor WC
- Generous Rear Garden With Decked Seating Area
- Recently Laid Tarmac Driveway, EV Charging Point
- Ideal First Time Buy, Close To Rolls-Royce

Size

Approx 833.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

A

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Let's *Talk*

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