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Dunbar Close,  
Stenson Fields, Derby  
£95,000



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Auction Details - Auction Sale Date 25th June 2026

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

**NO CHAIN** – A well proportioned two-bedroom semi-detached bungalow, requiring a full scheme of modernisation but offering exciting potential for improvement and personalisation. The property is located in this pleasant cul-de-sac location off Etrick Drive, set within the ever popular Stenson Fields area close to excellent local shops and amenities at the nearby Asda district centre, and offering easy access to the Rolls-Royce main site.

The bungalow benefits from double glazing and solar panels. In brief the accommodation comprises: entrance hallway, spacious living dining room, fitted kitchen, two bedrooms and bathroom.

Externally, there is a front garden and a driveway to the side with gated access leading to a detached garage and enclosed rear garden with paved patio and lawn.





## The Detail

A side entrance door opens into the hallway, which provides loft access and contains a built-in airing cupboard housing the domestic hot water and central heating tank. The hallway also has an electric radiator and doors leading to the principal rooms.

The lounge features a window to the front aspect, ceiling and wall light points, and a gas fire. A door leads through to the kitchen.

The kitchen is fitted with a range of base cupboards, drawers and wall-mounted cabinets. Worktops incorporate a stainless steel sink with side drainer, and there is space for a washing machine, fridge freezer and gas cooker. A door provides access to the rear.

The primary bedroom has a window to the front aspect and a ceiling light point. The second bedroom has a window to the rear aspect and a ceiling light point.

The bathroom comprises a panelled bath, pedestal wash hand basin and W.C., with tiled surrounds, a high-level window and a ceiling light point.

Outside, the property is set back from Dunbar Close behind a low-maintenance, hard-landscaped front garden with herbaceous borders. A driveway runs down the side of the property and leads to the rear garden, where there is a concrete sectional garage with an up-and-over door and personal access into the garden. There is also space for a shed. The garden is enclosed by fencing and features a patio area and lawn.

Leasehold - Our client advises us that the property is, LEASEHOLD - WITH 52 YEARS REMAINING - CLIENTS WISHING TO BUY WILL NEED TO SPEAK WITH THEIR FINANCIAL ADVISERS SHOULD THEY NEED TO RAISE FINANCE.

LEASE: dated 12 June 1979 for 99 years from 1 June 1978

CHARGES RELATING TO THE LEASE There are no service charges except the Leasehold Payment of £30 payable on 30th June each year. Last payment received June 2023. There is also a fee of £11.50 for the Transfer.

PLEASE NOTE - There are solar panels to the front of the property are leased on a 25 year term starting February 2015. There is no vehicle access to the garage.





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## The Location

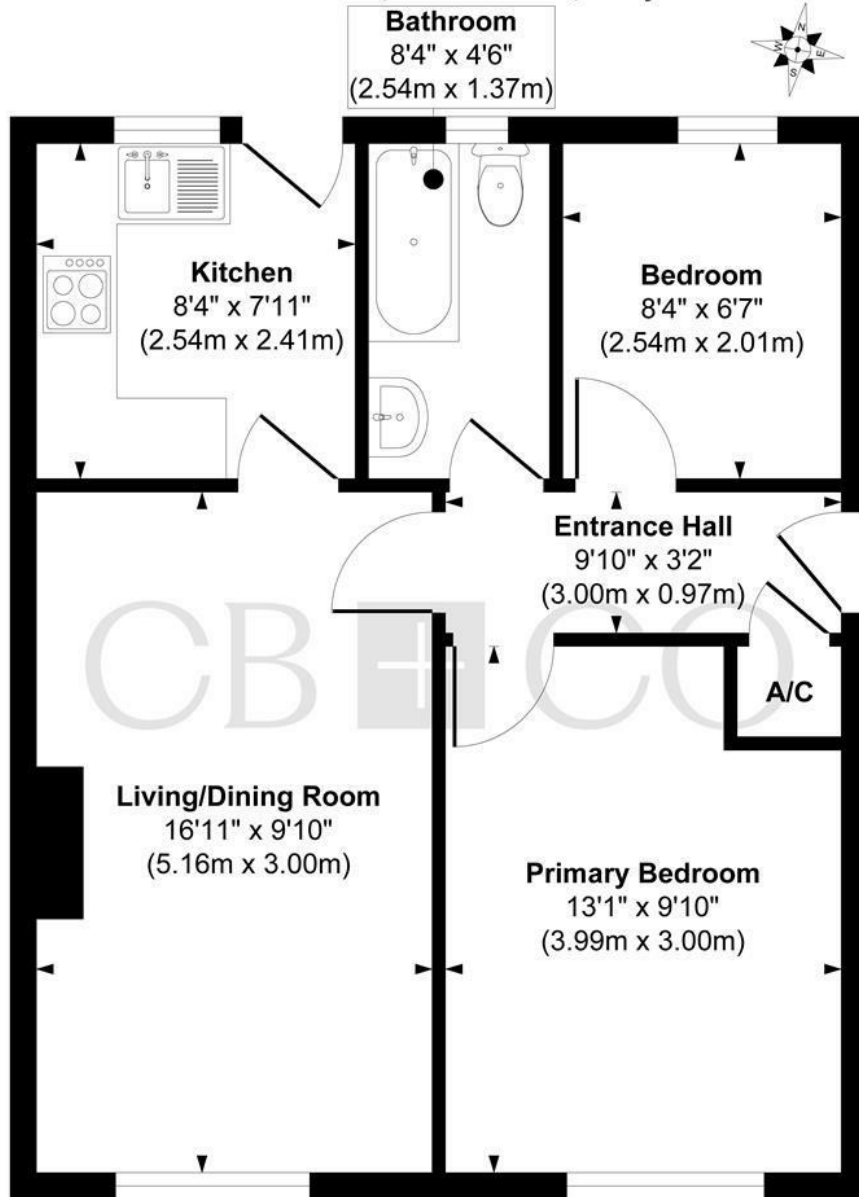
Dunbar Close is a delightful cul-de-sac position, offering convenient access to local amenities and excellent transport links. The nearby Sinfyn District Centre provides a range of shops, including a major supermarket, a post office, and a health centre. For leisure, the picturesque Stenson Marina, set along the Trent & Mersey Canal, is a short drive away.

Families will benefit from local schools, while professionals will appreciate the ease of access to major employers such as Rolls Royce, Toyota, and the Royal Derby Hospital. The property is also well-connected, with the A38 and A50 offering links to Derby City Centre, East Midlands Airport, and beyond.





Dunbar Close, Stenson Fields, Derby



**Floor Plan**

Approx. Gross Internal Floor Area 511 sq. ft / 47.47 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Two Bedroom Semi-Detached Bungalow
- Requires Modernisation - Exciting Potential
- Delightful Cul-de-Sac Position
- Solar Panels & Double Glazing
- Entrance Hallway, Spacious Living Dining Room & Kitchen
- Two Bedrooms & Bathroom
- Front & Rear Gardens - Detached Garage
- Close to The Local Asda District Centre & Excellent Local Amenities
- Close to Open Countryside
- No Chain Involved

### Size

Approx 511.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

B

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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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