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Stornoway Close  
Stenson Fields, Derby  
£165,000



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



IDEAL FIRST TIME BUY OR INVESTMENT - A well presented two bedroom mid townhouse located within this most convenient cul-de-sac location, close to excellent local shops and amenities at the Asda District Centre. The property would be ideally suited to the first time buyer, investor or person looking to downsize. NO CHAIN INVOLVED

The accommodation has the benefit of uPVC double glazing and in brief comprises: living room with open plan staircase to the first floor and dining kitchen. The first floor landing leads to two well proportioned bedrooms and bathroom with white three piece suite.

Outside, the property has a block paved driveway. There is a delightful enclosed rear garden with patio area, area laid to lawn and a fence panelled boundary.





## The Detail

The property opens into an entrance hallway with a cloaks cupboard and open-plan access to the living room.

The living room features a window to the front elevation and an open-plan staircase rising to the first floor. A doorway leads through to the dining kitchen.

The dining kitchen is fitted with oak-effect units, stainless steel handles and granite-effect laminated worktops incorporating a stainless steel sink and drainer. There is an integrated electric oven with a four-ring electric hob and extractor hood over, along with space and plumbing for a washing machine. A window overlooks the rear garden, and a door provides direct access outside.

Upstairs, the primary bedroom benefits from two windows to the front elevation and a useful storage cupboard over the stairwell. The second bedroom overlooks the rear garden. The bathroom is fitted with a white three-piece suite comprising a low-level WC, pedestal wash basin, and a panelled bath with shower over.

Externally, the property enjoys a block-paved driveway to the front. To the rear, there is an enclosed, easy-to-maintain garden with a paved patio, lawn, and fenced panel boundaries.







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## The 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 Sinfen District Centre, which offers a major supermarket and a range of local shops and amenities including a post office and local health centre, also located close to open countryside offering some lovely walks. Stenson Marina is located close by and positioned on the Trent & Mersey canal.

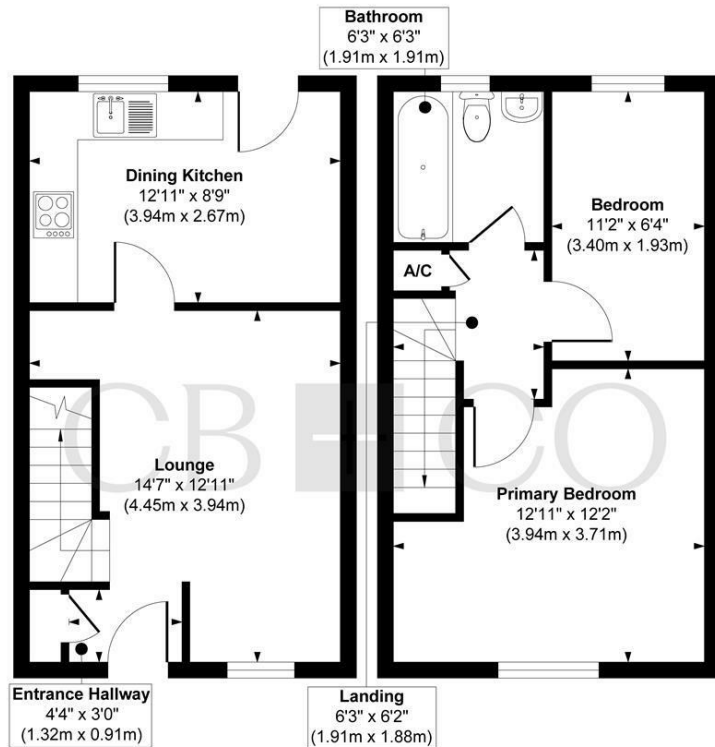
There is good access to the A38 and A50 which are located just a few minutes drive away and both these give onward access to the M1 and the main motorway network and East Midlands International Airport.







**Stornoway Close, Sinfin, Derby**



**Ground Floor**  
Approximate Floor Area  
305 sq. ft  
(28.33 sq. m)

**First Floor**  
Approximate Floor Area  
305 sq. ft  
(28.33 sq. m)

**Approx. Gross Internal Floor Area 610 sq. ft / 56.66 sq. m**

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

Produced by Elements Property

## The Particulars

- Modern Two Bedroom Mid Townhouse
- Ideal First Time Buy or Investment
- Well Presented - Double Glazed
- Delightful Cul-de-Sac Location
- Entrance Open Plan into Living Room
- Well Appointed Dining Kitchen
- Two Well Proportioned Bedrooms & Bathroom
- Driveway to Front & Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities
- No Chain Involved

### Size

Approx 610.00 sq ft

### Energy Performance Certificate (EPC)

Rating E

### Council Tax Band

B

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*Let's Talk*

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