



WITTON COURT, STENSON FIELDS, DERBY

OFFERS IN EXCESS OF: £350,000

4 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO WITTON COURT

STYLISH & MUCH IMPROVED FAMILY HOME – An attractive, modern four-bedroom detached family home that has been significantly improved by the current owners. Beautifully presented throughout, the property offers high-specification contemporary fittings and features a superb open-plan dining kitchen with a separate utility room. Occupying a pleasant cul-de-sac position on the edge of Stenson Fields, this is an ideal home for modern family living.

The accommodation comprises an entrance hallway, cloakroom/WC, a stylish lounge with a bay window, and a superb open-plan dining kitchen that opens into the conservatory, together with a separate utility room. To the first floor are four well-proportioned bedrooms and a contemporary family bathroom. The primary bedroom also benefits from a stylish en-suite shower room.

Outside, the property enjoys a driveway providing off-road parking for two vehicles, leading to a single integral garage. To the rear is a beautifully landscaped enclosed garden, featuring a paved patio and lawn enclosed by stylish horizontal slat fencing.

THE DETAIL

Situated in the sought-after area of Stenson Fields, this beautifully presented four-bedroom detached home on Witton Court offers stylish, contemporary living with spacious accommodation throughout, making it ideal for growing families.

The welcoming entrance hall features attractive grey wood grain effect flooring and provides access to a convenient downstairs WC, the impressive open-plan dining kitchen, and the first-floor accommodation. To the front, the elegant living room enjoys a charming bay window and connects seamlessly to the dining kitchen via glazed double doors.

The heart of the home is the stunning open-plan dining kitchen, fitted with modern grey panelled units, marble-effect worktops, a Belfast-style sink, and a range of integrated appliances, including a Bosch gas hob, Zanussi oven, slimline dishwasher, and tall fridge freezer. An adjoining utility area offers additional storage and laundry facilities, while sliding patio doors lead into a bright conservatory with French doors opening onto the rear garden.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from fitted mirrored wardrobes and a contemporary en-suite shower room finished with marble-effect tiling and stylish gold-effect fittings. Bedroom two also includes fitted wardrobes, while bedrooms three and four provide versatile space for family living or home working. A beautifully appointed family bathroom completes the first floor with a modern suite, rainfall shower over the bath, striking hexagonal tiling, and black matt fittings.

Externally, the property boasts a block-paved driveway providing parking for approximately three vehicles, leading to an integral garage. The enclosed rear garden has been thoughtfully landscaped with an Indian sandstone patio, lawn, contemporary horizontal slat fencing, and gated side access, creating an ideal space for relaxing or entertaining outdoors.

CB+CO





The Location

Witton Court is situated in a sought-after part of Stenson Fields, offering convenient access to local amenities and excellent transport links. The nearby Sinfin 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.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO













Witton Court, Stenson Fields, Derby

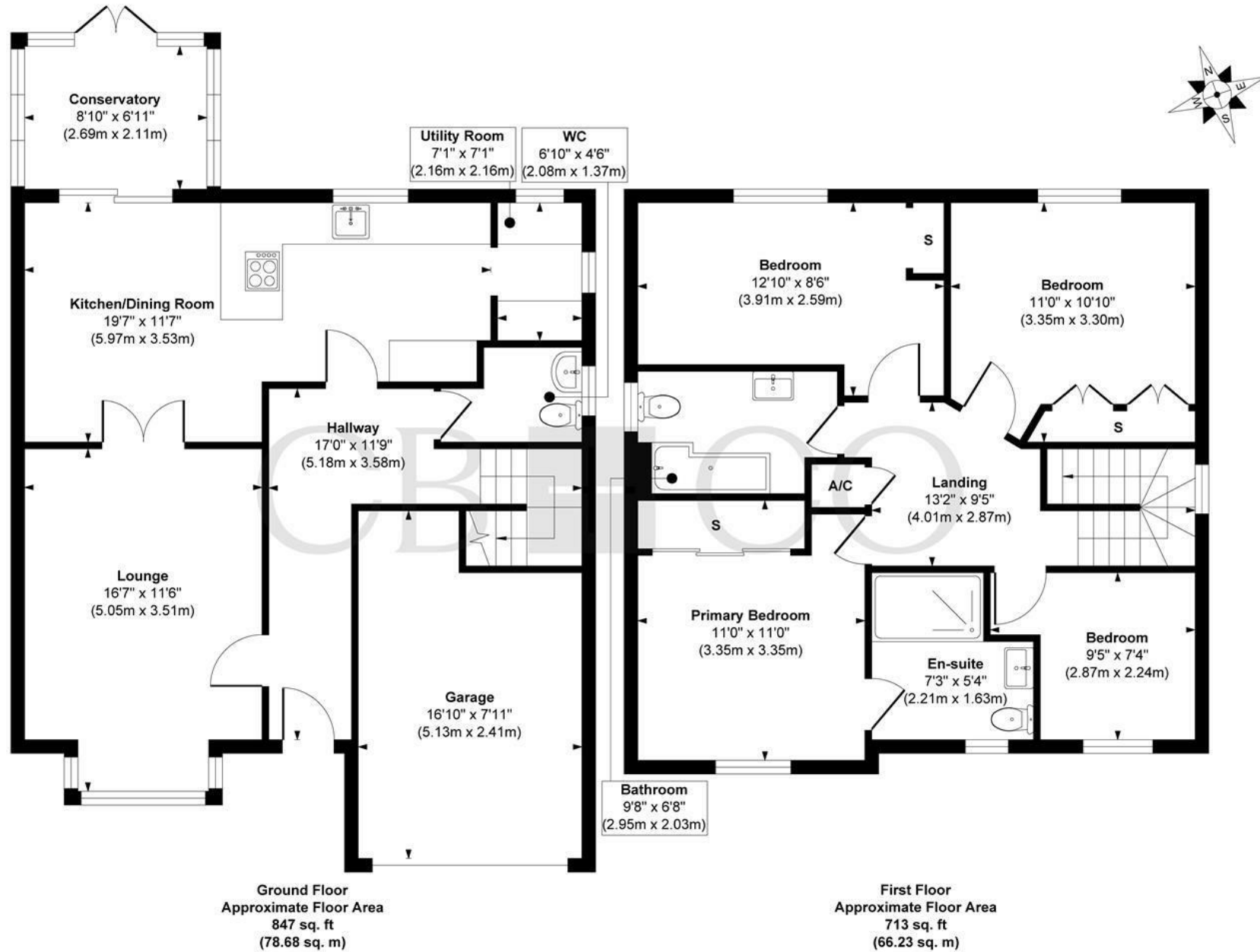


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1560.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

- Superb Modern Four Bedroom Detached Family Home
- Stylish Presentation - Comprehensively Upgraded
- Ideal Family Home - Cul-de-Sac Location
- Entrance Hallway, Cloaks WC & Stylish Living Room with Bay Window
- Superb Open Plan Dining Kitchen & Utility Room
- Four Bedrooms & Contemporary Bathroom
- Primary Bedroom with Contemporary En-Suite Shower Room
- Driveway, Single Garage & Landscaped Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to Rolls-Royce Main Site

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved

CURRAN BIRDS + CO