



ORKNEY CLOSE, STENSON FIELDS, DERBY

PRICE £170,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO ORKNEY CLOSE

BEAUTIFULLY PRESENTED TOWNHOUSE - IDEAL FIRST TIME BUY - A beautiful 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 is presented to a tasteful neutral theme throughout and would be ideally suited to the first time buyer, investor or person looking to downsize.

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: living room with open plan staircase to the first floor and a well appointed dining kitchen with french doors to the rear garden. The first floor landing leads to two well proportioned bedrooms and bathroom with white three piece suite.

Outside, the property has a double width paved driveway with parking space for two cars. There is a delightful enclosed rear garden with patio area, area laid to lawn, shed and a fence panelled boundary.

THE DETAIL

Accessed via a composite panel entrance door with obscure glazed inset windows and leaded-effect detailing, the property opens into a welcoming living room featuring a box-style double-glazed bay window to the front elevation, open-plan staircase and a modern fireplace with oak-effect surround, polished stone effect hearth and backplate, and inset pebble-effect electric fire.

The well-appointed kitchen is fitted with grey panelled units, brushed stainless-steel handles and rolled-edge laminated work surfaces, together with a stainless-steel electric oven, gas hob with extractor and sink with mixer tap. Laminate flooring, French doors provide access and views over the garden, with an additional window overlooking the rear.

To the first floor, the primary bedroom is positioned to the rear and enjoys views over the garden, whilst bedroom two has a front-facing window and laminate flooring.

The contemporary bathroom comprises a white three-piece suite including low-level WC, vanity-mounted wash basin and panelled bath with glazed shower screen and electric shower over. Metro-style tiled splashbacks, chrome heated towel rail, wood grain-effect flooring and useful storage cupboard complete the accommodation.

Outside, the property benefits from a double-width paved driveway providing off-road parking for two vehicles, a small foregarden and a delightful enclosed landscaped rear garden with paved patio, lawn, timber shed and rear gated access.

CB+CO





The Location

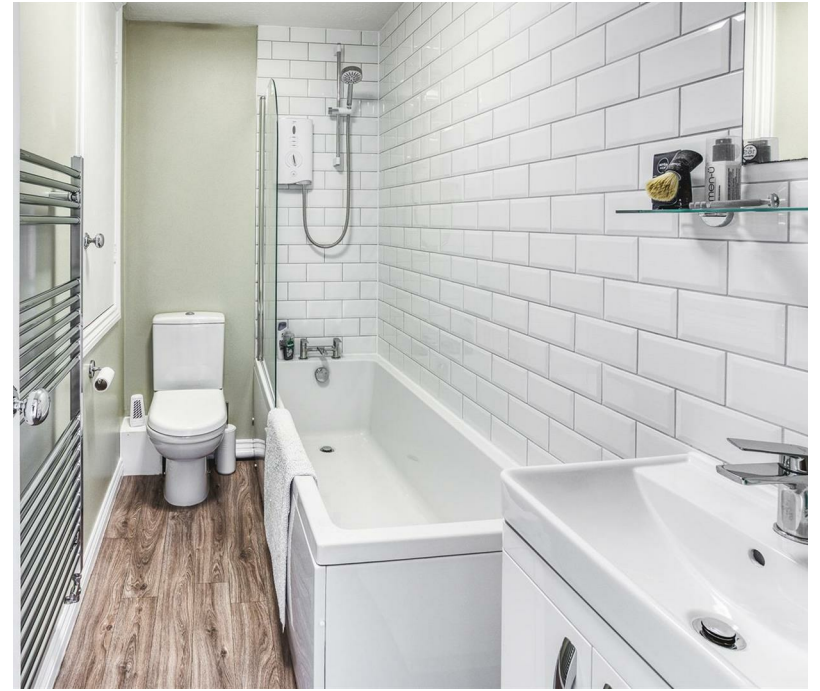
Stenson Fields is a popular and well-established residential suburb of Derby, situated approximately five miles south of Derby City Centre. The area is ideally positioned for convenient access to a wide range of everyday amenities, with Sinfen District Centre located nearby and offering a major supermarket alongside a variety of local shops and services, including a post office and health centre.

The surrounding area also benefits from an attractive mix of open countryside and green spaces, providing opportunities for pleasant walks and outdoor recreation. Stenson Marina and Mercia Marina are also close by, offering a picturesque setting along the Trent & Mersey Canal.

For commuters, the property is particularly well placed for access to the regional road network, with the A38 and A50 both just a few minutes' drive away. These provide excellent onward connections to the M1 and wider motorway network, as well as East Midlands Airport and surrounding towns and cities.

AML Verification

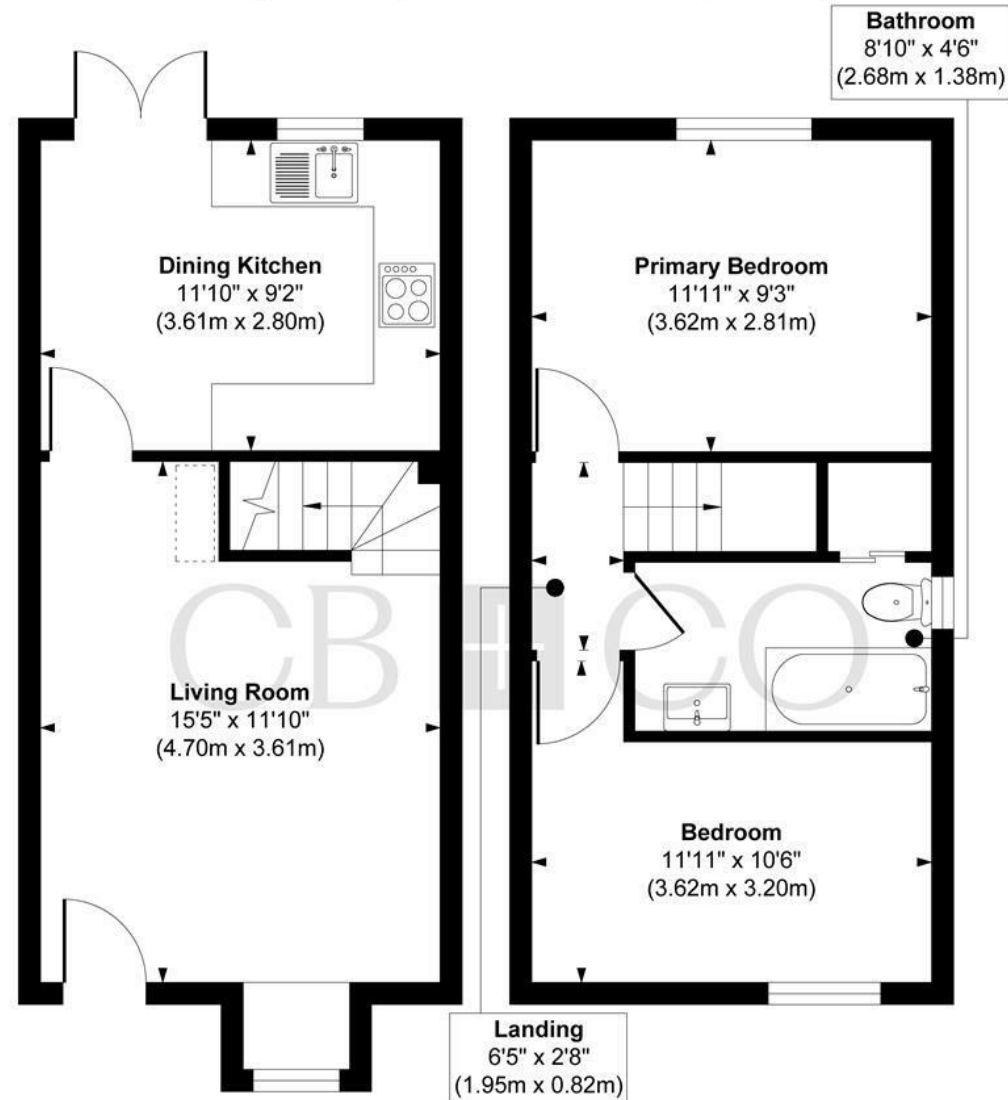
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.







Orkney Close, Stenson Fields, Derby



Ground Floor
Approximate Floor Area
303 sq. ft
(28.19 sq. m)

First Floor
Approximate Floor Area
295 sq. ft
(27.43 sq. m)

Approx. Gross Internal Floor Area 598 sq. ft / 55.62 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

598.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Beautifully Presented Two Bedroom Mid Townhouse
- Ideal for First Time Buyer, Investor or Person Looking to Downsize
- Tasteful Neutral Presentation Throughout
- Gas Central Heating & uPVC Double Glazing
- Stylish Living Room & Dining Kitchen with French Doors to Rear Garden
- Two Well Proportioned Bedrooms & Modern Bathroom
- Two Width Car Driveway & Delightful Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities at Asda District Centre
- Easy Access to Rolls-Royce Main Sinfen Site
- Close to Local Countryside, Mercia Marina & Canal Side Walks

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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