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+ CO

Glenmore Drive  
Stenson Fields  
Offers in excess of: £340,000





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



MUCH IMPROVED CONTEMPORARY DETACHED HOME – An attractive modern four bedroom detached family home, that has been much improved by the current vendors. The property offers high specification contemporary fittings throughout and includes a superb open plan dining kitchen with contemporary units with granite worksurfaces, stylish lounge with underfloor heating throughout the ground floor. The property also offers four well proportioned bedrooms with high specification contemporary family bathroom and en-suite shower room. There is a delightful landscaped, low-maintenance gardens with generous split level porcelain paved patio and artificial lawn. There is parking for three cars and a single integral garage.









#### The Detail:

This beautifully appointed four-bedroom detached home is located in the popular Stenson Fields area, located close to excellent local shops and amenities and also being positioned within easy access of Rolls-Royce main site.

This property has been upgraded throughout to provide a modern and practical home with quality contemporary fittings throughout and has been presented to a tasteful neutral theme. The property has the benefit of underfloor heating throughout the ground floor and there is also gas central heating with designer radiators and uPVC double glazed windows.

The welcoming entrance hall, with wood grain-effect porcelain tiles, leads to a convenient downstairs wc, the lounge, and the open-plan dining kitchen. The lounge is a bright and inviting space, featuring an included log burner style electric fire, built-in shelving, and sliding aluminium doors that open to the garden.

The open-plan kitchen is fitted with grey high-gloss handleless units, black granite worktops, and integrated appliances. Also included is an American-style fridge freezer, Rangemaster cooker, dishwasher, washing machine, and dryer. A bay window brings in natural light in the dining area and there are french doors from the kitchen area giving access to the enclosed rear garden.

Upstairs, the primary bedroom benefits from built-in wardrobes, bay window and contemporary en-suite with a double-width showers. Three additional bedrooms are finished to a high standard and share a contemporary family bathroom fitted with a three piece suite with l-shaped bath with chrome shower over, concealed cistern low level wc and wash hand basin.

The outside space includes a double-width tarmac driveway, an integral garage, and a landscaped rear garden designed for low maintenance. The garden features porcelain paving, artificial lawn, and split-level patios, all enhanced by outdoor lighting, creating a pleasant setting for outdoor use.









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### The Location:

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



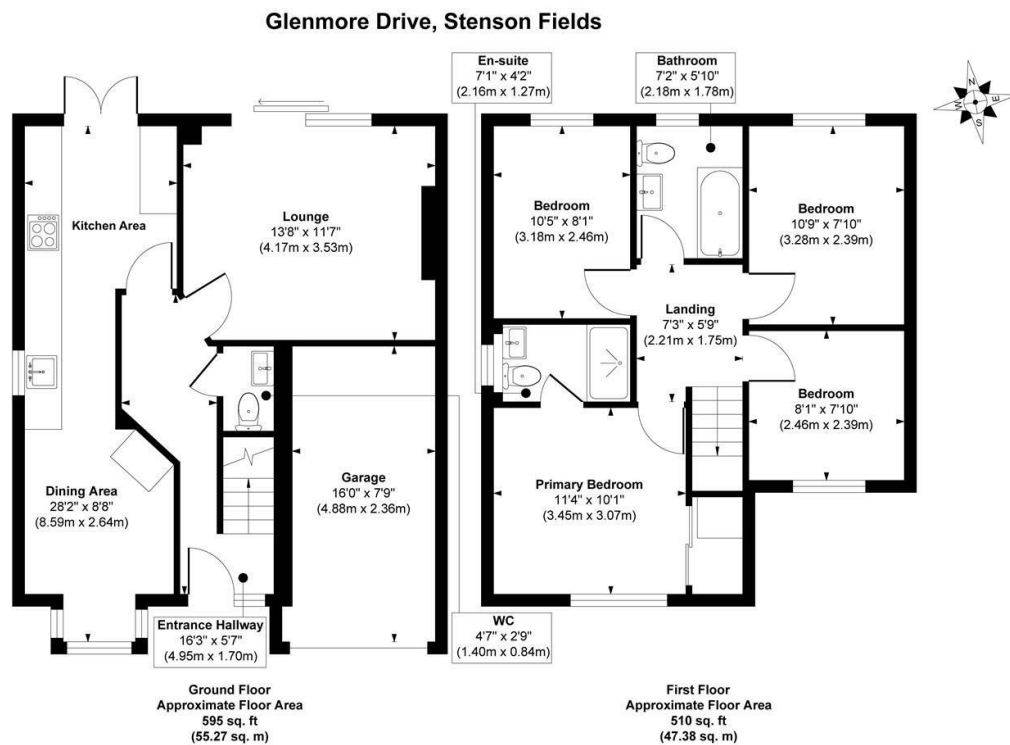












## The Particulars

- Superb High Specification Modern Detached Home
- Comprehensively Upgraded with Stylish Contemporary Fittings
- Ground Floor Underfloor Heating, Gas Central Heating & Double Glazing
- Entrance Hallway, WC, Lounge & Superb Open Plan Dining Kitchen
- Four Bedrooms & Contemporary Bathroom
- Primary Bedroom with Built in Wardrobes & Contemporary En Suite
- Superb Low Maintenance Rear Garden with Artificial Grass & Porcelain Patio
- Easy Access to Rolls-Royce Main Site
- Close to Excellent Local Shops & Amenities
- No Chain Involved

### Size

Approx 1105.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

D



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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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