



SCARGILL  
MANN & CO

EST. 1995

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3 Sundew Court  
Stenson Fields  
Derby  
DE24 3FQ

Price £329,950

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- Impressive views to the front aspect
- Superbly presented four-bedroom residence
- Bespoke fitted furniture to bedrooms two and three
- Principal bedroom with ensuite
- Lounge, further reception room and dining kitchen
- French doors to lounge and dining kitchen
- Low maintenance and fully enclosed rear garden
- Detached garage with parking
- Further parking space to the front



## GENERAL INFORMATION

### THE PROPERTY

We are delighted to offer for sale this superbly presented and delightfully situated four-bedroom detached residence on the fringe of this popular development. Offering impressive views over open countryside to the front, the well-planned and spacious accommodation is arranged over two floors. The property offers tasteful and neutral decor, with lovely bespoke fitted wardrobes in bedrooms two and three. This property offers the modern family a superb family home with its low maintenance and fully enclosed rear garden with a great entertaining space, parking for cars at the rear garage drive and to the front of the property. There is a small fore garden offering views over the open countryside.





Internally, the gas centrally heated and double-glazed property has a welcoming hall, lounge with French doors out into the rear garden and views to the front. A second reception space that could be a snug, family room or study to the front with views, a guest cloakroom, and at the rear of the property is a dining kitchen with French doors out into the rear garden.

On the first floor are four lovely bedrooms. The principal bedroom has an ensuite shower room, bedrooms two and three have great bespoke fitted wardrobes. Bedroom three also has a fitted bed with a den under. It's a real coup for some lucky youngster. Bedroom four is currently used as a dressing room, and completing the accommodation is a family bathroom.

## LOCATION

Stenson Fields is a popular location for families, offering ample pleasant walking areas in both the countryside and the canal side. Locally there is a supermarket, schooling and popular public Inns with eateries. There is good access to the A38 and A50, making for great onward travel.

## GROUND FLOOR

Entrance door opens through to hallway,

### HALLWAY

1.61m x 5.62m (5'3" x 18'5")

Attractive and welcoming hallway with doors to the lounge, kitchen and study and further doors leading into the tank cupboard with storage space, there is understairs storage and a guest cloakroom. There are ceiling light points, radiator and attractive wood effect flooring which also leads through into the downstairs cloakroom.

### CLOAKROOM

0.84m x 2.35m (2'9" x 7'8")

Has a pedestal wash hand basin with tiled surrounds and w.c, radiator and ceiling light point.

### LOUNGE

3.10m x 5.16m (10'2" x 16'11")

Has French doors out into the rear garden, window looking out to the front aspect, ceiling light points and radiator.

### FORMAL DINING ROOM, PLAYROOM, STUDY

2.96m x 3.31m (9'8" x 10'10")

Window to the side aspect, further window to the front aspect again offering views to the front.

### DINING KITCHEN

4.88m x 4.60m (16'0" x 15'1")

Fitted with a range of base cupboards and matching wall mounted cabinets, integrated appliances include





an oven, dishwasher, fridge and freezer. Attractive butcher block wood effect worktops inset with a four ring gas hob and a one and a quarter stainless steel sink and side drainer. Under unit lighting, two windows to the side aspect a further window looking out into the garden and French doors giving access to the rear patio area. There is ample space for a dining room table and chairs, radiator and attractive wood flooring which continues from the hallway and ceiling light points.

## FIRST FLOOR

### LANDING

3m x 1.93m max (9'10" x 6'3" max)

Window out to the rear garden, radiator, loft access point and doors lead off to

### MASTER BEDROOM

4.61m x 3.06m (15'1" x 10'0")

Window to the side aspect, a further window overlooking the rear garden, radiator and ceiling

light point. This spacious room also has a door leading through to the En suite shower room.

### EN SUITE SHOWER ROOM

1.17m x 2.05m into the shower (3'10" x 6'8" into the shower)

The En suite is equipped with a pedestal hand wash basin with tiled splashbacks, w.c and a large fully tiled shower enclosure with sliding glazed doors. There are further tiled surrounds, ceiling light point and radiator.

### BEDROOM TWO

3.97m to the front of the wardrobes x 2.69m (13'0" to the front of the wardrobes x 8'9")

Beautifully decorated and fitted with a range of built in wardrobes, drawers and display units. Lovely light room with views out to the front aspect and open countryside, window to the side aspect and bespoke fitted wardrobes and display shelves.

### BEDROOM THREE

2.78m x 3.18m (9'1" x 10'5")

A lovely light room with a window to the front aspect with further views, this room has been beautifully fitted and ideal for a younger child and has built in wardrobes and overhead cupboards with display shelves. There are built in steps rising to a raised bed which also has drawers beneath and has an under bed study area or den. Ceiling light point and radiator.

### BEDROOM FOUR/DRESSING ROOM

2.15m x 2.29m (7'0" x 7'6")

Has a window to the rear aspect, radiator and ceiling light point.

### FAMILY BATHROOM

1.68m x 2.05m (5'6" x 6'8")

Equipped with a panelled bath with mixer taps and separate shower over with a glazed folding screen, pedestal hand wash basin and w.c. The walls are fully tiled and there is a ceiling light point and radiator.



## TENURE

Our client advises us that the property is freehold.  
Should you proceed with the purchase of this property this must be verified by your solicitor.  
Service charge of £151.38 annually.

## COUNCIL TAX BAND

South Derbyshire District Council - Band D

## SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/SchoolsandColleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## CURRENT UTILITY SUPPLIERS

Water - Severn Trent

Gas - British Gas

Electric - British Gas

Sewage - Severn Trent

Broadband supplier - Sky and Virgin

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## VIEWING

Strictly by appointment through Scargill Mann & Co  
(ACB/JLW 09/2023)/A

## AGENTS NOTE

Wollaton Park  
We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are

estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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