

Elwick Road, Stenson Fields, Derbyshire, DE24 3GL  
Offers In Excess Of £280,000





\*\*\*\* MODERN THREE BEDROOM DETACHED PROPERTY \*\*\*\* This is a well kept property offering a hall and guest cloakroom, lounge and a fitted dining kitchen with doors onto the garden. Three bedrooms, en suite shower room and a bathroom. Enclosed garden and a side drive down to a single garage. THIS PROPERTY HAS NO UPWARD CHAIN.



## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## LOUNGE

Upvc double glazed window and a radiator.

## KITCHEN DINER

Fitted units with work surfaces and a sink unit. Fitted oven and hob, upvc double glazed window and double doors to the garden and a radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

## EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2

Wardrobes, upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and radiator.

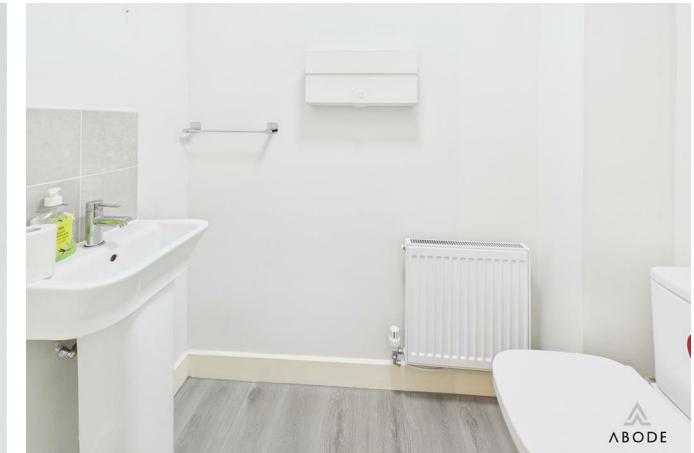
## BATHROOM

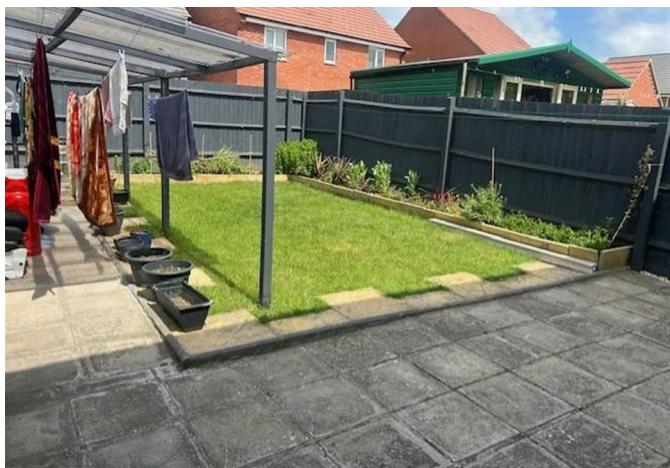
Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Side drive and single garage. Side gate into the enclosed rear garden with patio and a lawn.





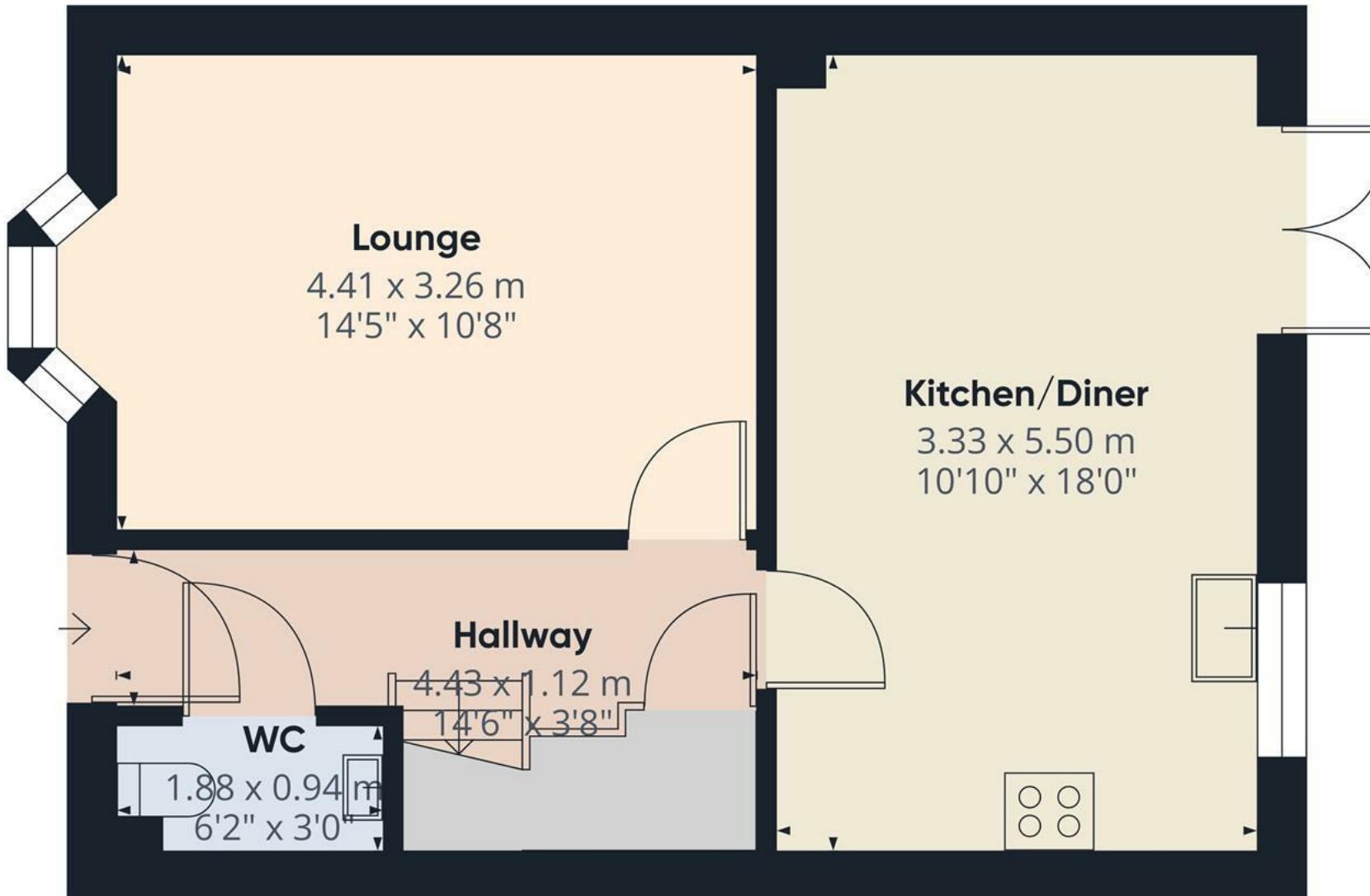












Approximate total area<sup>(1)</sup>

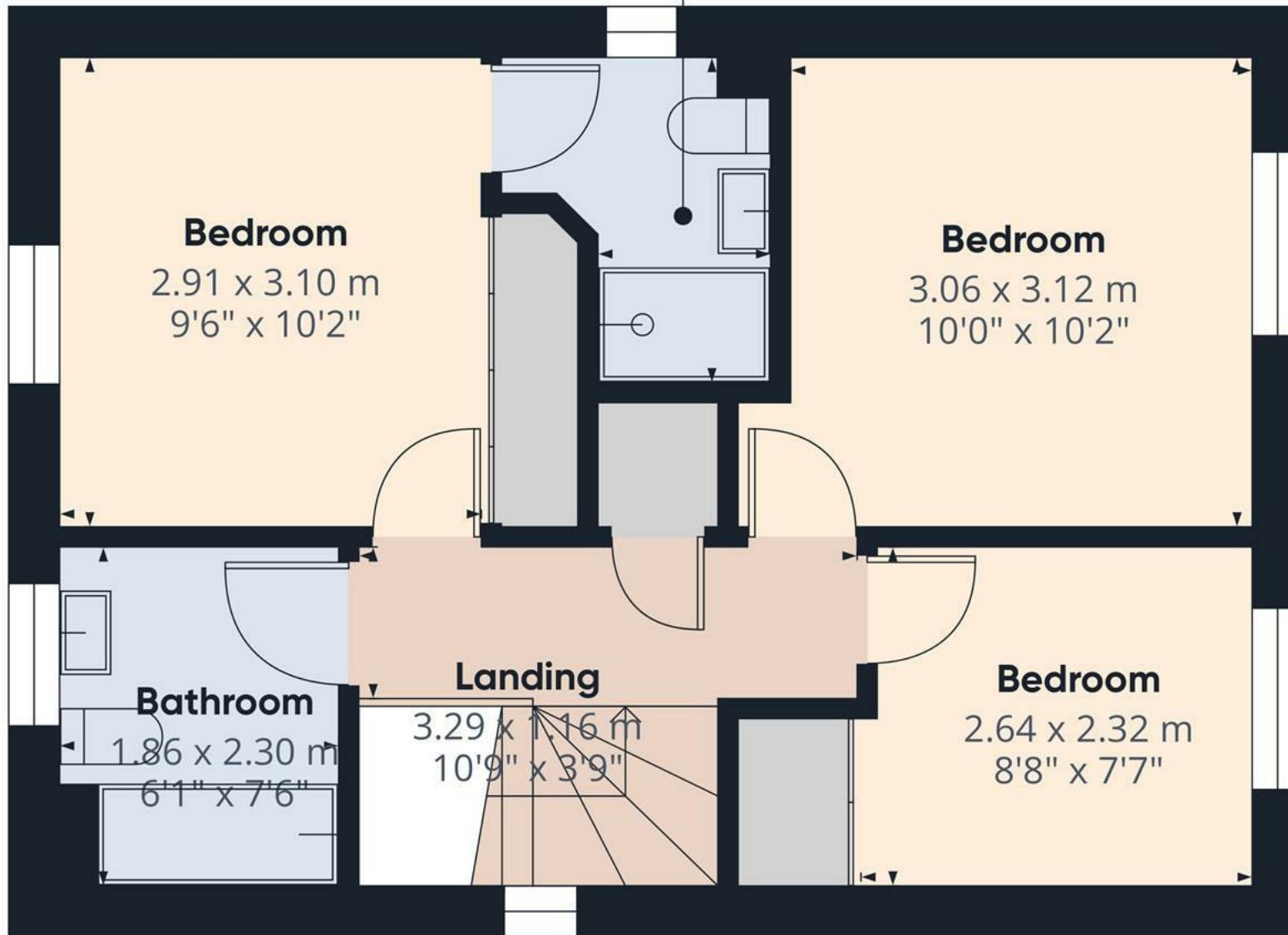
43 m<sup>2</sup>

462 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area<sup>(1)</sup>

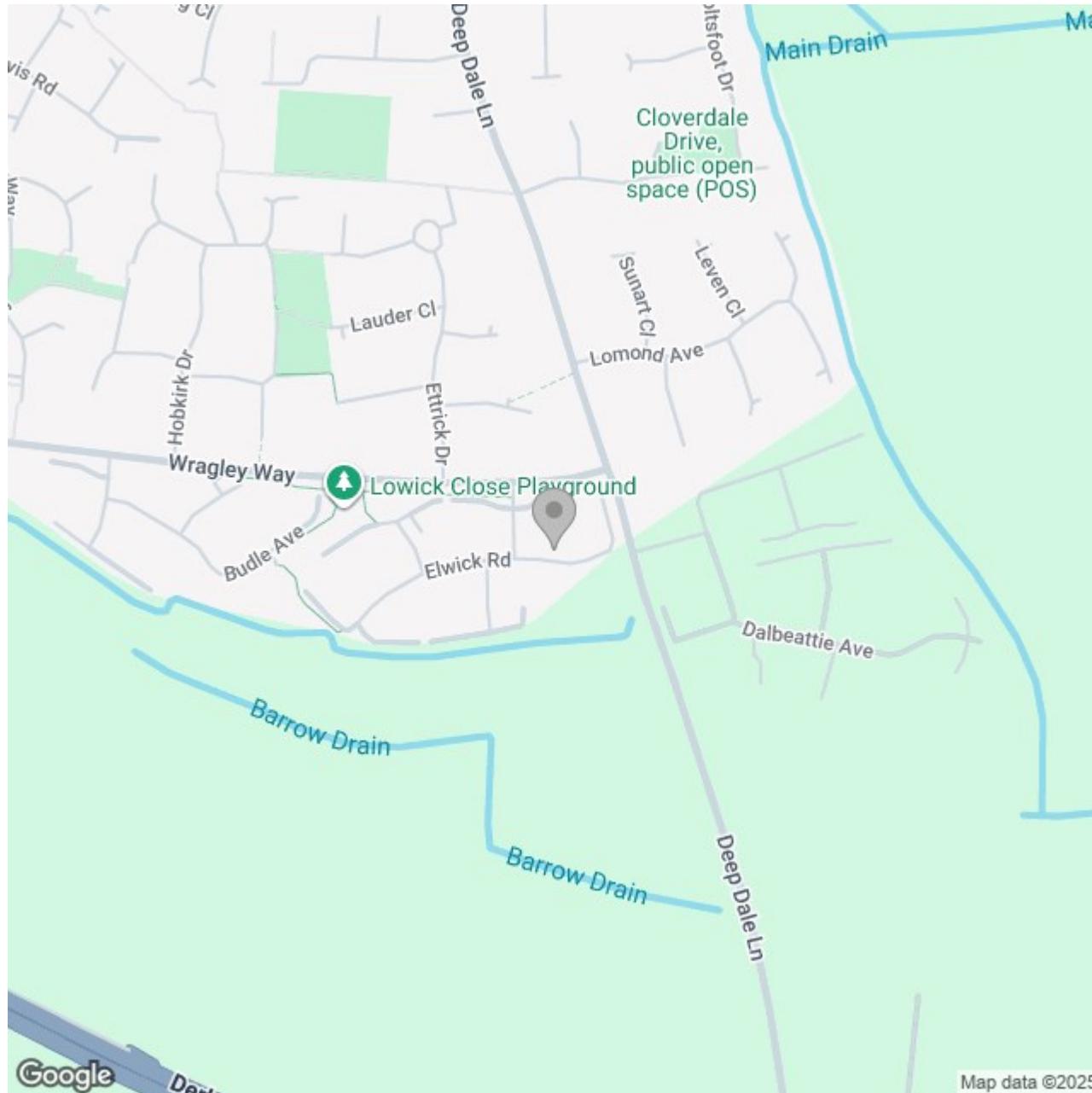
38.3 m<sup>2</sup>

412 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	