



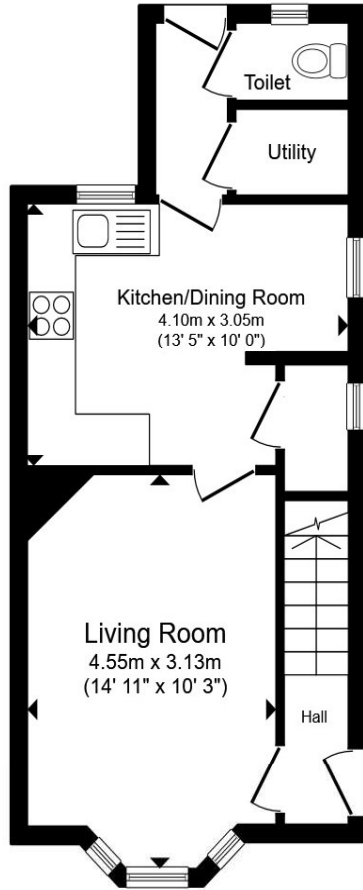
**Stenson Road, Derby DE23 1LP**

**welcome to**

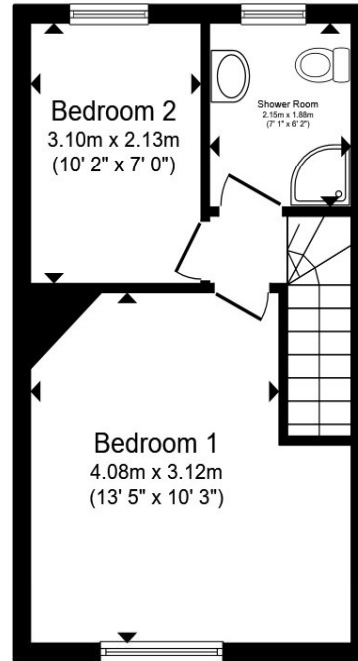
**Stenson Road, Derby**

Well-presented two-bedroom semi-detached home on Stenson Road, Derby, featuring a spacious lounge with bay window, modern kitchen/diner, utility room and WC. Large driveway, generous garden and excellent potential to extend (STPP). Ideal for first-time buyers or investors.





**Ground Floor**



**First Floor**

Total floor area 63.5 m<sup>2</sup> (684 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**About The Area**

**Living Room**

14' 11" INTO BAY x 10' 3" ( 4.55m INTO BAY x 3.12m )

**Kitchen/ Dining Room**

13' 5" MAX x 10' ( 4.09m MAX x 3.05m )

**Utility**

**Toilet**

**Bedroom 1**

13' 5" x 10' 3" + RECESS ( 4.09m x 3.12m + RECESS )

**Bedroom 2**

10' 2" x 7' ( 3.10m x 2.13m )

**Shower Room**

7' 1" x 6' 2" ( 2.16m x 1.88m )

## welcome to Stenson Road, Derby

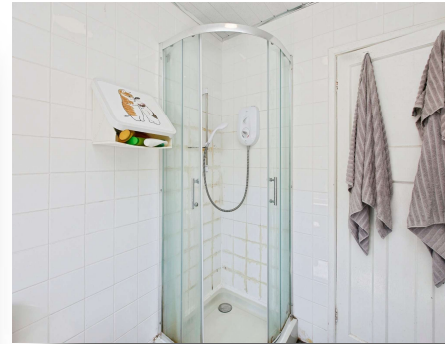
- Two-bedroom semi-detached property
- Large block-paved driveway providing off-road parking
- Spacious kitchen/dining room with separate utility and WC
- Generous rear garden with patio, lawn and new fencing
- Potential to extend (subject to planning permission)

Tenure: Freehold EPC Rating: G

Council Tax Band: A

offers in excess of

# £180,000



Situated on the popular Stenson Road in Derby, this well-proportioned two-bedroom semi-detached property offers an excellent opportunity for first-time buyers or investors alike, with scope for further extension subject to planning permission.

To the front of the property is a large, newly laid block-paved driveway providing ample off-road parking. The accommodation begins with an entrance hallway leading into a bright and welcoming living room, enhanced by a bay window to the front allowing plenty of natural light. This flows seamlessly into a spacious kitchen/dining room, fitted with a range of wall and base units offering ample storage and workspace.

To the rear, there is the added benefit of a separate utility room and a convenient downstairs WC. Outside, the rear garden is generous and well-maintained, featuring a large block-paved patio area ideal for entertaining, alongside a substantial lawn bordered by newly installed fencing.

Upstairs, the property offers a large double bedroom to the front, a further bedroom to the rear, and a modern three-piece shower room.

Overall, this is a fantastic home in a well-regarded location, combining practical living space with strong potential for future



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY122086](https://www.bagshawsresidential.co.uk/Property/DBY122086)



Property Ref:  
DBY122086 - 0002

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