



Rockingham Way, Stanton, DE15 9QZ

£269,500



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Positioned on a sought-after development in Stanton, this superbly presented three-bedroom detached home offers contemporary styling and a well-planned layout perfect for modern living. Set on a corner plot with detached garage and private garden, this home features an impressive kitchen diner, large lounge, three well-proportioned bedrooms, two bathrooms, and a guest WC. Ideally located for families and commuters alike, Rockingham Way provides easy access to local schools, amenities, transport links, as well as being near to the towns of Swadlincote and Burton on Trent.

Accommodation

Entrance Hall – 3.09m x 2.13m (10'1" x 6'11")

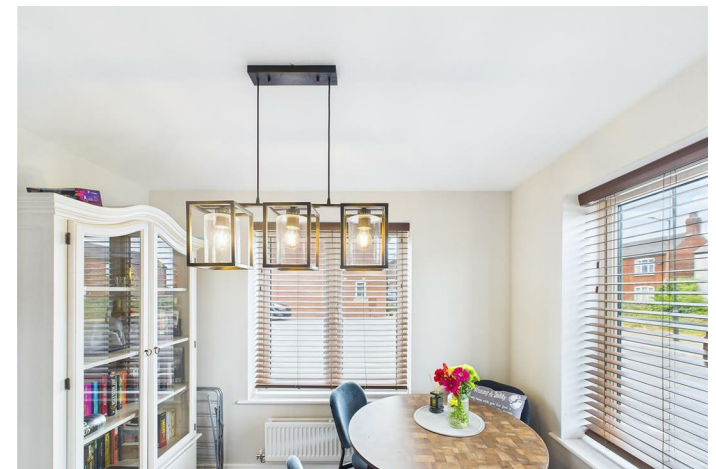
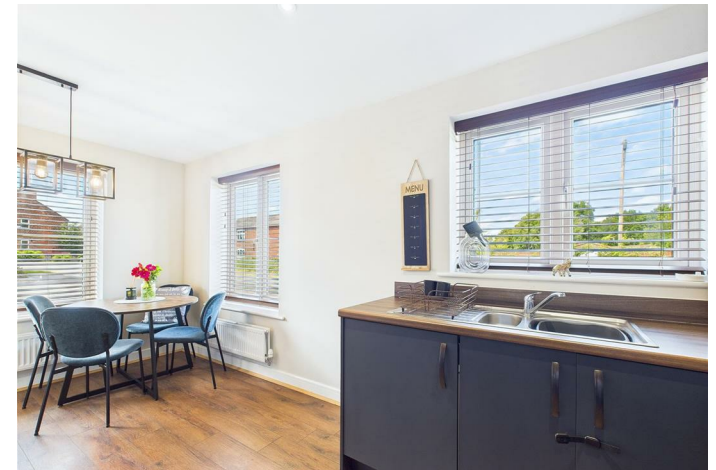
A spacious and welcoming hallway with wood-effect flooring, access to the lounge, kitchen, WC, and staircase with stylish balustrade to the first floor.

Lounge – 5.14m x 3.07m (16'10" x 10'0")

A beautifully decorated living space with dual aspect windows, fitted blinds, and French doors opening onto the rear garden. Features include wood-effect flooring, modern dark feature walls, and ample space for large seating arrangements and media units.

Kitchen Diner – 5.02m x 2.91m (16'5" x 9'6")

An eye-catching navy kitchen fitted with a comprehensive range of wall and base units, integrated washing machine, double oven, gas hob, fridge freezer, and dishwasher. The dining area is framed by dual-aspect windows creating a light, sociable space, ideal for family meals or entertaining.



Stylish pendant lighting completes the look.

WC – 1.88m x 1.03m (6'2" x 3'4")

Downstairs cloakroom with modern tiling, WC, pedestal sink and feature dark décor for a boutique feel.

First Floor Landing – 2.27m x 2.13m (7'5" x 6'11")

A bright and spacious landing with feature lighting and access to all bedrooms and the family bathroom.

Bedroom One – 3.75m x 3.08m (12'3" x 10'1")

A large principal bedroom with dual aspect windows, neutral carpet, and built-in wardrobe space. Access to:

En Suite – 1.20m x 2.82m (3'11" x 9'3")

Fully tiled with contemporary finishes, the en suite includes a shower cubicle with electric unit, WC, and pedestal sink.

Bedroom Two – 2.85m x 2.94m (9'4" x 9'7")

Another spacious double bedroom with dual windows, fitted carpet and tasteful décor. Ideal as a guest bedroom or older child's room.

Bedroom Three – 2.16m x 2.94m (7'1" x 9'7")

A generous single bedroom with space for a single bed and furniture, currently used as a child's bedroom.

Family Bathroom – 1.68m x 2.15m (5'6" x 7'0")

Finished to a high standard with fully tiled walls, the bathroom features a white suite comprising a panelled bath with rainfall shower and screen, WC, and wash basin.

Outside

The property occupies a corner plot with a lawned frontage and pathway to the main entrance. A gated side path leads to the rear garden, which is enclosed by

brick walls and offers a patio seating area, lawn, and outside tap—perfect for alfresco dining and family play space.

Garage – 3.03m x 6.19m (9'11" x 20'3")

Detached brick-built garage with up-and-over door, light, and power. Driveway provides off-road parking for multiple vehicles.

Tenure: Freehold

Council Tax: Band C

Local Authority Area: South Derbyshire

EPC rating: B

Disclaimer

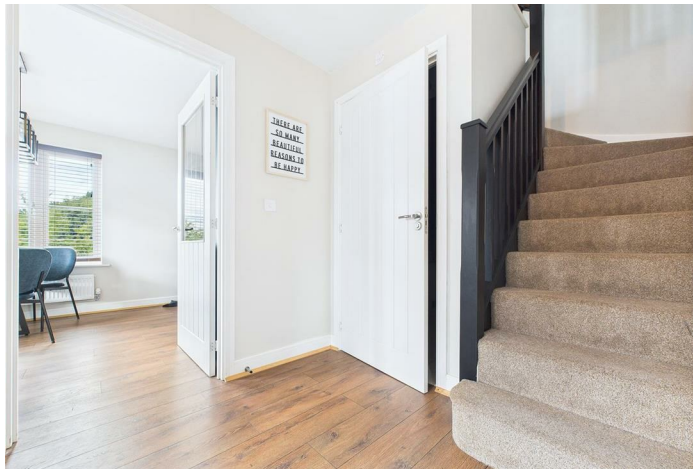
Important Information:

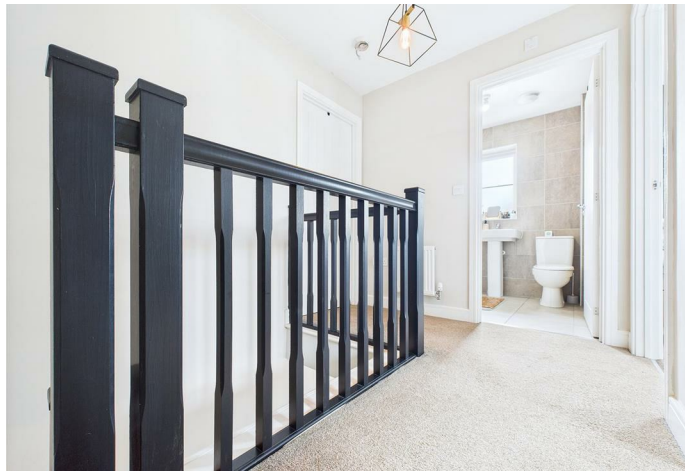
We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems, and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us.

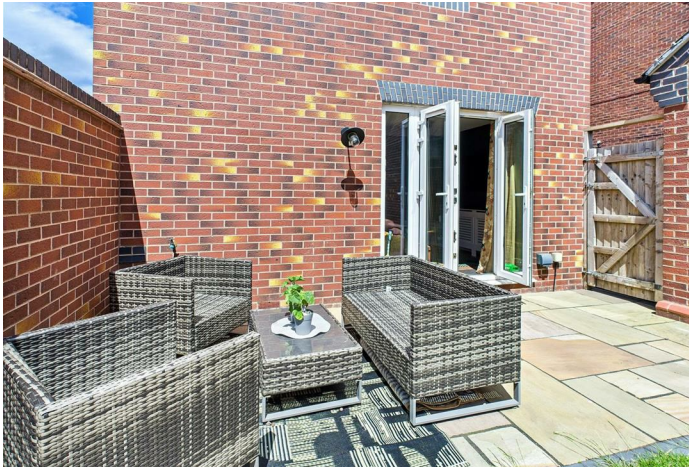
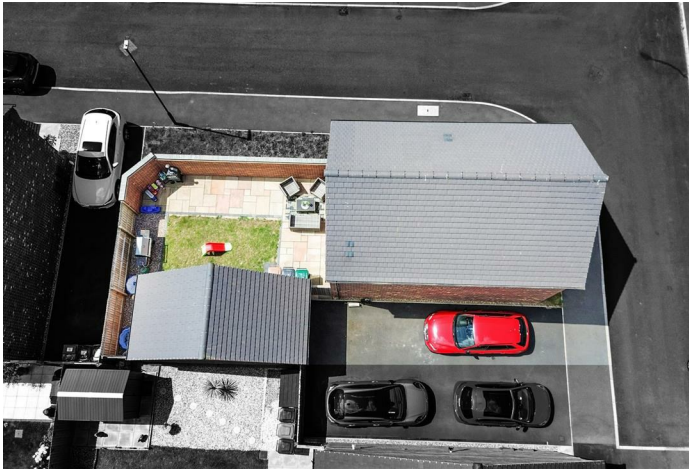
Money Laundering Regulations 2003:

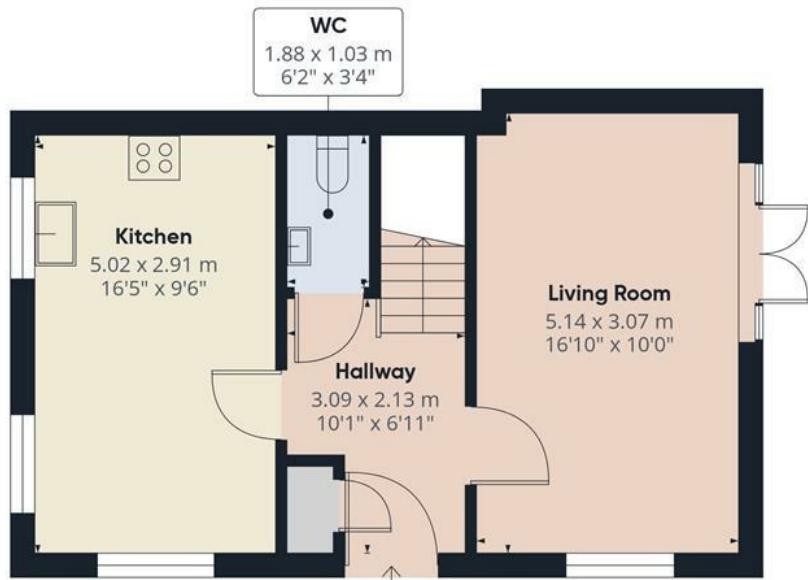
Intending purchasers will be asked to produce identification documentation and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



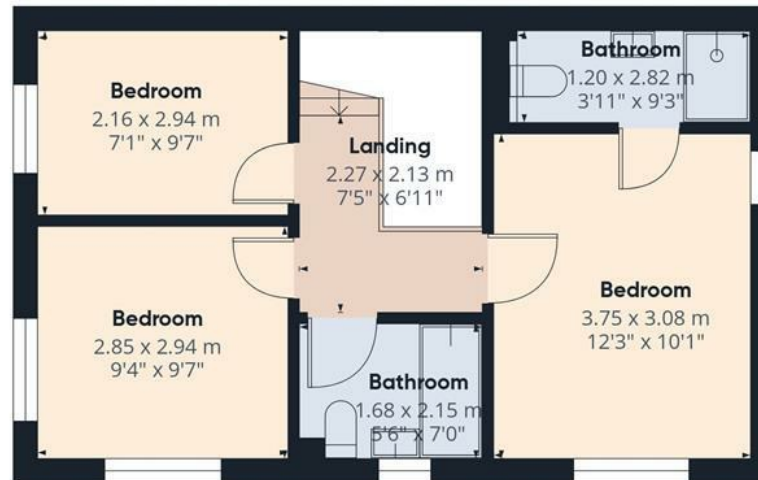








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

96.9 m²

1044 ft²


(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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating

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

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

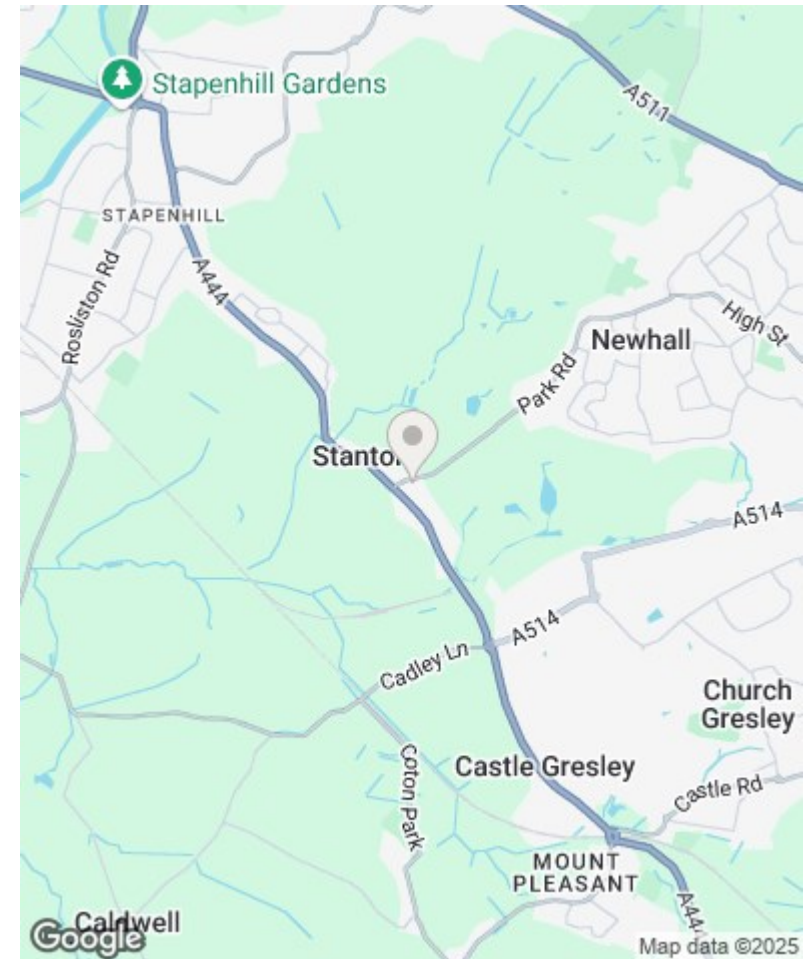
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Large corner plot
- Cul-de-sac location
- Modern three-bedroom detached home
- Stunning navy kitchen with integrated appliances
- Spacious dual-aspect lounge with French doors to garden
- En suite to principal bedroom, plus family bathroom and ground floor WC
- Detached garage and private driveway
- Stylish, move-in ready interior throughout
- Enclosed rear garden with patio and lawn
- Over 1000 sqft



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