



17 Stonecross Drive, Rainhill, L35

Asking Price £645,000



**STAPLETON  
DERBY**

Stonecross Drive is a superb four-bedroom detached home positioned in one of Rainhill's most desirable and peaceful cul-de-sacs, just off Mill Lane. Its setting places you within easy reach of Rainhill Village's excellent amenities, respected schools, transport links and motorway access, while still enjoying the privacy and calm of a tucked-away residential location.

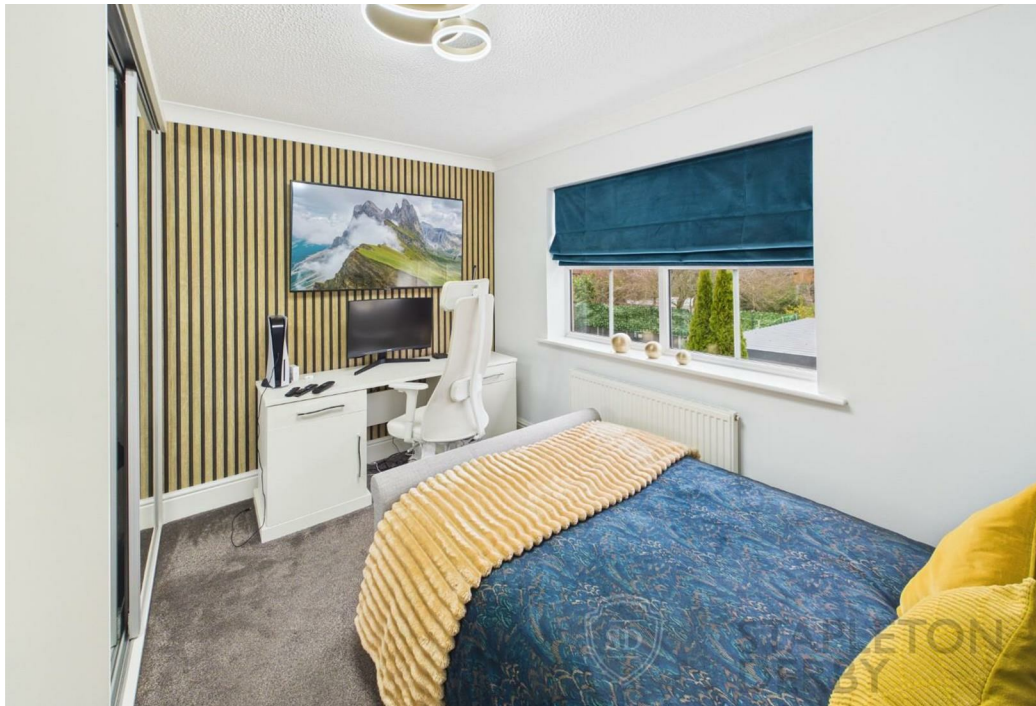
The property opens with a welcoming entrance hallway leading into a beautifully presented interior that has been thoughtfully decorated throughout. The living room is a standout feature, offering a stunning, elegant space for relaxation, complemented by a separate dining room ideal for entertaining. A dedicated study provides the perfect spot for home working. To the rear, the open-plan kitchen and dining area creates a sociable heart of the home, complete with a breakfast bar and an adjoining sunroom that floods the space with natural light. A cleverly concealed utility room and internal access to the garage add further practicality. The first floor offers four generous double bedrooms. One bedroom features an ensuite and walk-in wardrobe, while another benefits from its own ensuite, making the layout ideal for families or guests. Each room continues the home's refined décor and sense of space. Externally, the property impresses just as much. The front provides off-road parking for multiple vehicles, a double garage and a neat lawn with side access to the rear. The rear garden is a true highlight: beautifully landscaped with a patio area and a high-end garden room fitted with the latest technology and premium furnishings, creating an exceptional additional living or leisure space. The home also benefits from an EV charging point and CCTV for added convenience and security.

Tenure is FREEHOLD and EPC C. This is a property that must be viewed to be fully appreciated, offering style, space and a prime Rainhill location.





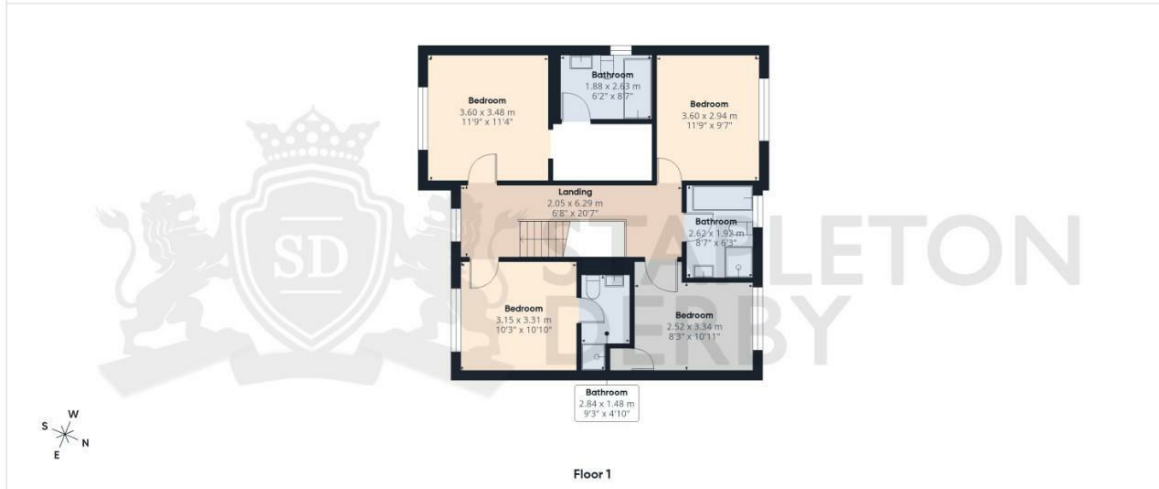
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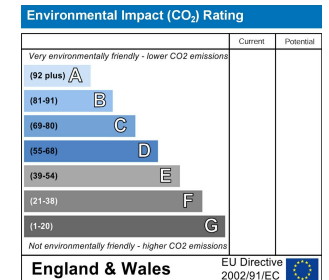
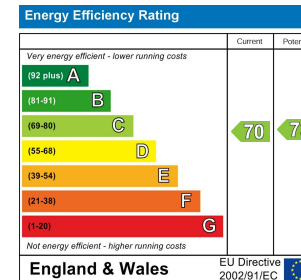


**Approximate total area<sup>®</sup>**  
 177.2 m<sup>2</sup>  
 1908 ft<sup>2</sup>

(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



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We endeavor to make our sales 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. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.