

Burdock Close, Oakwood

aksresidential.com

Offers in excess of
£195,000



This property at a glance:



1



3



1



1



E



Watch the video



Burdock Close, Oakwood



Mikaela says:

"What a fantastic home in a great location! You're only a few minutes walk from local amenities in Oakwood and only a short drive from the city and local retail park. Inside, there's a hallway with some handy cupboard space for coats and shoes, where you then lead through into spacious lounge with a bright bay window letting in lots of natural light. The home is quite a modern layout with the kitchen diner being at the back. There's plenty of cupboard space, a breakfast bar, some integrated appliances, ample space for a dining table and a door out to the lovely garden. Upstairs, there are two good sized double bedrooms and a generous single. My favourite room upstairs is the bathroom, it's got a lovely modern suite and even some shelving for products. Outside, the garden is bigger than it seems, as there's a hidden area of decking at the top of the garden, perfect for a seating area! as well as some grass and patio area too. There's even an allocated parking space just behind the home"



aksresidential.com



Burdock Close, Oakwood



Did you spot...

This home has an allocated parking space to the rear



A message from the seller:

"I'm sad to leave my house but I'm getting on a bit and need to live near my family now. I moved in 45 years ago when the house was newly built. I love the house and the location. Shops, buses, park and leisure centre are all nearby! I've watched Oakwood develop into a great place. I have recently had the hall and two of the bedrooms decorated and a new carpet in the second bedroom."





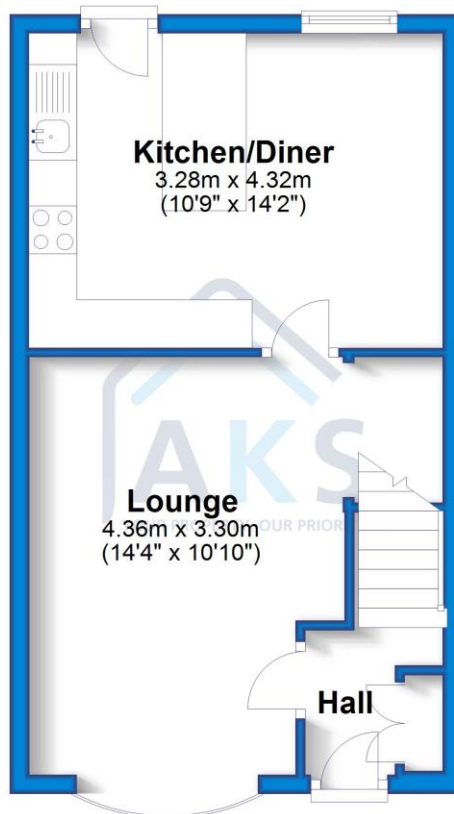
Floor Plan



aksresidential.com

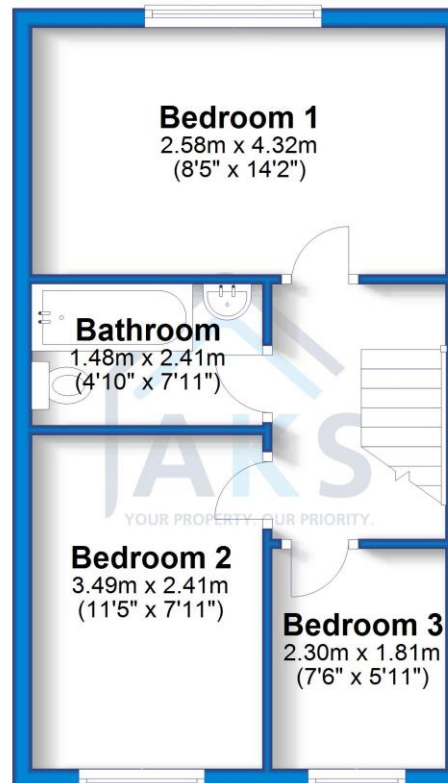
Ground Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.8 sq. feet)



Total area: approx. 67.1 sq. metres (722.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	48	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



200+ 5 star Google Reviews



Key Features:

- KITCHEN DINER
- ALLOCATED PARKING TO THE REAR
- CLOSE TO LOCAL AMENITIES AND A SHORT DRIVE TO THE CITY
- GARDEN WITH DECKED AREA
- EPC RATING E



About the area:

Situated on the outskirts of Derby City Centre, the village of Oakwood is a great location for all buyers and investors. Within the village, the local amenities include a Co-op supermarket, a doctors and pharmacy, and The Oak and Acorn pub are all within walking distance of the property. Also, within Oakwood, there is the Springwood Leisure Centre with facilities including a gym and classes, 3G sports pitches and even a library. For commuters, Oakwood is within a 5 minute drive of the A38 and A52 both leading to the M1 and also Derby city Centre. The public transport links into the City Centre also run frequently through the village.



Schools:

There are several primary schools within the area and a secondary school within the nearby area of Chaddesden.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video

