

Fletcher & Company

5 Amesbury Lane, Oakwood, Derby, DE21 2LX

Offers Over £450,000

Freehold



- Large Family Home
- Extremely Versatile & Well Proportioned
- Double Glazing & Gas Central Heating
- Large Entrance Hall, Cloaks Cupboard, Side Lobby & WC
- Lounge & Separate Formal Dining Room
- Conservatory & Large Study/Playroom
- Extended Spacious & Impressive Kitchen with Utility
- Master Suite with Dressing Room & En-Suite Shower
- Double Bedroom with En-Suite Bathroom, Three Further Bedrooms
- Driveway, Garage & Large Rear Garden





Summary

Deceptively spacious and comprehensively extended, five bedroom detached residence occupying a larger than average plot on a well established part of the popular suburb of Oakwood.

This is a fabulous opportunity to acquire a very spacious family home in a popular well established part of Oakwood.

The property is double glazed and gas central heated featuring a spacious entrance hall with staircase to first floor, cloaks cupboard, formal dining room, study/playroom, lounge with conservatory off and a most impressive extended dining kitchen with side lobby and fitted guest cloakroom. The first floor landing leads to a very spacious master bedroom with dressing room and en-suite shower room, further double bedroom with en-suite bathroom, three further bedrooms and a well appointed bathroom.

We would also point out the property benefits from a large attic space which has some potential to be converted (subject to the necessary planning consent).

A further feature of this sale is the larger than average plot in which the property stands being very wide for the estate and features a gravelled driveway providing off road parking for three vehicles with access to the attached double garage.

The rear garden is L-shaped and wraps around the house featuring a large lawn, vegetable plot, well stocked borders, various seating areas, timber framed gazebo and storage area with timber shed.

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The Location

The property's location in Oakwood gives easy access to a nearby parade of shops, regular bus service, reputable primary school and secondary school, Leisure Centre and easy access into Derby City centre as well as nearby Meteor Centre retail park.

Accommodation

Ground Floor

Entrance Hall

12'3" x 6'5" (3.75 x 1.96)

Panelled and double glazed entrance door provides access into spacious entrance hall with inset doormat, oak floor covering, central heating radiator, staircase to first floor with useful under-stairs storage space, panelled door to cloaks cupboard and access to formal dining room.



Formal Dining Room

12'2"n x 10'3" (3.73n x 3.14)

With the continuation of oak floor covering, central heating radiator and uPVC double glazed French doors to rear leading onto decked area.



Study/Playroom

10'4" x 8'7" (3.16 x 2.64)

With central heating radiator and uPVC double glazed window to front.



Lounge

17'7" x 10'7" (5.38 x 3.23)

With recessed contemporary log effect gas fire, two central heating radiators and uPVC double glazed window to front with matching French doors to conservatory.



Conservatory

13'10" x 8'11" (4.24 x 2.74)

uPVC double glazed construction with porcelain tiled floor and two sets of French doors opening onto garden.



Breakfast Kitchen

17'7" x 15'3" (5.37 x 4.67)

A most impressive, extended breakfast kitchen recently refitted with an extensive range of marble effect preparation surfaces and matching upstands, inset Blanco sink unit with mixer tap, a good range of fitted base cupboards and drawers with a complementary range of wall mounted cupboards, induction five plate Neff hob with matching Neff extractor hood over, two separate Neff ovens, wine fridge, twin panelled doors to pantry, appliance space suitable for large fridge freezer, recessed ceiling spotlighting, central heating radiator, tiled flooring, uPVC double glazed windows to side and rear and twin panelled doors to utility room.



Utility

6'11" x 6'5" (2.13 x 1.97)

With appliance space suitable for washing machine and dishwasher and a good selection of storage shelving.

Rear Lobby

5'0" x 4'8" (1.53 x 1.44)

With integral door to garage, uPVC double glazed door to side and internal panelled door to fitted guest cloakroom.

Fitted Guest Cloakroom

4'10" x 4'8" (1.49 x 1.43)

With low flush WC, vanity unit wash handbasin with cupboard beneath and central heating radiator.

First Floor

Landing

Semi-galleried landing with access to large loft space offering potential for conversion (subject to planning permission) and panelled doors to all bedrooms and bathroom.

Large Master Suite

17'7" x 13'5" (5.37 x 4.10)

With central heating radiator, uPVC double glazed window to rear, two windows to side, panelled door to en-suite and panelled door to dressing room.



Dressing Room

7'8" x 6'9" (2.36 x 2.06)

With central heating radiator and uPVC double glazed window to front.

En-Suite Shower Room

9'0" x 6'1" (2.75 x 1.86)

Fitted with a suite comprising low flush WC, half pedestal wash handbasin, bidet, shower cubicle with integrated shower, central heating radiator, shaver point, recessed ceiling spotlighting and uPVC double glazed window to front.



Bedroom Two

12'1" x 10'8" (3.69 x 3.27)

With central heating radiator, uPVC double glazed window to front and panelled door to en-suite bathroom.



En-Suite Bathroom

9'4" x 5'3" (2.85 x 1.61)

With a suite comprising low flush WC, pedestal wash handbasin, bath with integrated shower, airing cupboard, ladder style radiator, recessed spotlighting and uPVC double glazed window to rear.



Bedroom Three

11'0" x 9'3" (3.36 x 2.84)

With central heating radiator and uPVC double glazed window to rear.



Bedroom Four

9'1" x 7'9" (2.79 x 2.37)

With central heating radiator and uPVC double glazed window to front.



Bedroom Five

9'7" x 4'10" (2.93 x 1.49)

With central heating radiator and uPVC double glazed window to front.



Well Appointed Bathroom

8'8" x 5'2" (2.65 x 1.59)

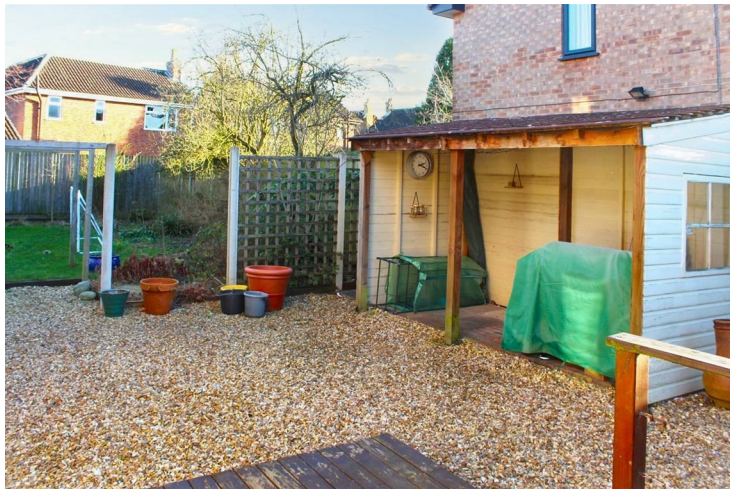
Well appointed and recently refitted bathroom partly tiled with a white suite comprising low flush WC, vanity unit wash handbasin with drawers beneath, bath with mixer tap, ladder style radiator, recessed ceiling spotlighting and uPVC double glazed window to rear.



Outside

We draw your attention to the impressive large plot in which the property stands being substantially larger than most on the estate, set back behind hedging incorporating a gravelled driveway with off road parking for three vehicles and access to the attached double garage.

The rear garden must be seen to be fully appreciated featuring an extensive lawn, various flowerbeds/borders containing a varied selection of plants, shrubs and trees, vegetable plot, and a decked section as well as patio area. The garden wraps around the side of the property and features an extensive gravelled area with further decked seating area, gazebo with power and further hard standing section with shed/storage potential with the benefit of outdoor power and water supply.



Garage

16'2" x 15'9" (4.94 x 4.81)

With up and over door, boiler (fitted 2021), ample power sockets and lighting.

Council Tax Band F - Derby



Floor 0

Approximate total area[®]
1297.5 ft²
120.54 m²

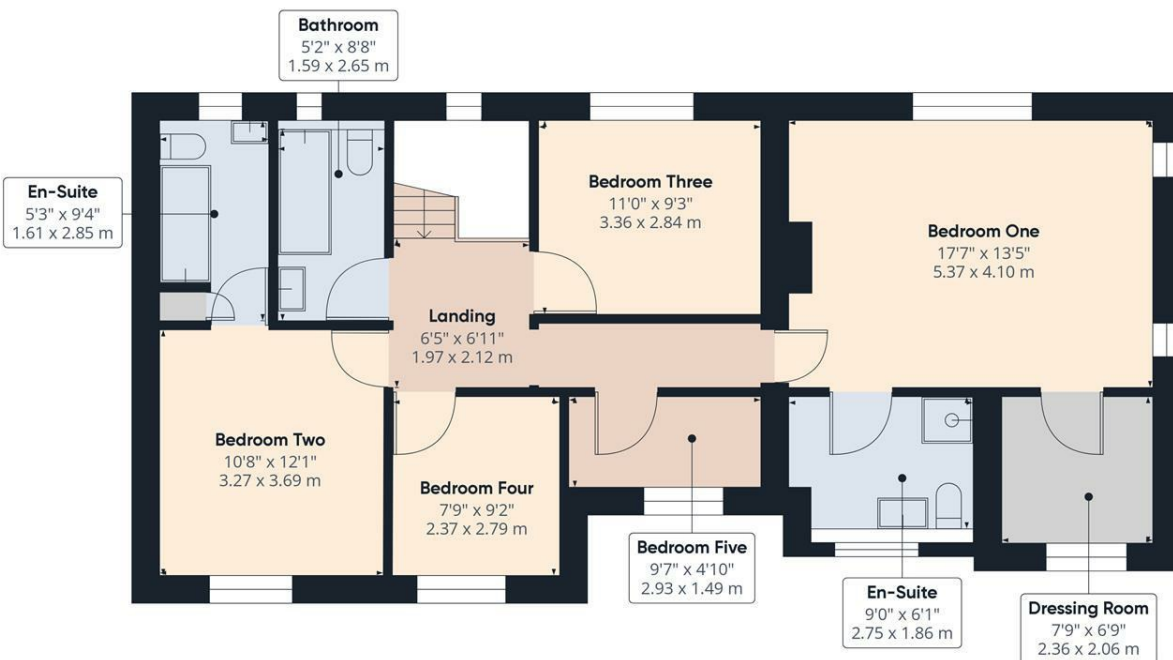
Reduced headroom
25.23 ft²
2.34 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1

Approximate total area[®]
868.98 ft²
80.73 m²

Excluding balconies and terraces

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Council Tax Band: F
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(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	