

# Fletcher & Company

17 Ashgrove Court, Oakwood, Derby, DE21 2LH

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Offers In The Region Of £465,000  
Freehold

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- Spacious Four Bedroom Detached Residence
- No Upward Chain
- Double Glazing & Gas Central Heating
- Porch, Entrance Hall, Two Fitted Guest Cloakrooms
- Large Dual Aspect Lounge & Large Study
- Open Plan Dining Kitchen with Utility off
- Master Bedroom with En-Suite Bathroom
- Guest Bedroom with En-Suite Shower Room, Two Further Bedrooms & Bathroom
- Low Maintenance Rear Garden, Front & Side Lawned Gardens
- Driveway & Double Garage





## Summary

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Spacious four bedroom detached residence occupying a quite cul-de-sac location close to Morley Road in Oakwood.

The property features on the ground floor: porch, entrance hall, large dual-aspect lounge, large study, two fitted guest cloakrooms and an open plan dining kitchen with utility room off. The first floor landing leads to a master bedroom with dressing room and en-suite bathroom, guest bedroom with en-suite shower room, two further bedrooms and bathroom.

The property occupies a good sized plot set back behind attractive lawned gardens to the front and side with well stocked borders with the benefit of a driveway and double garage.

To the rear of the property is a relatively low maintenance garden with lower-level small patio area and upper-level patio with well stocked herbaceous borders containing plants and shrubs offering a good degree of privacy.

# F&C

## **The Location**

The property is located in Oakwood which boasts a parade of shops within the estate as well as a primary school, Leisure Centre and easy access to open countryside and Derby city centre. The property is also conveniently located for easy access to the Derby County training academy, Rolls Royce, Toyota and Bombardier.

## **Accommodation**

### **Ground Floor**

#### **Porch**

Double glazed entrance door provides access into the porch with a further panelled and glazed door into the spacious entrance hall.

#### **Entrance Hall**

13'7" x 7'4" (4.15 x 2.26)

With central heating radiator, staircase leading to the first floor with storage area beneath and panelled doors to the fitted guest cloakroom, dining kitchen and lounge.



#### **Fitted Guest Cloakroom**

7'4" x 2'11" (2.25 x 0.90)

With low flush WC, vanity unit with wash handbasin, central heating radiator and double glazed window to the front.

### Dual Aspect Lounge

21'6" x 12'9" (6.57 x 3.91)

A large dual-aspect room with double glazed window to the front and matching French doors to the rear, feature fireplace with decorative surround and living flame gas fire, two central heating radiators and decorative coving.



### Study

14'1" x 10'4" (4.30 x 3.17)

With feature fireplace, central heating radiator, two double glazed windows to the side and French doors opening onto the rear garden.

### Large L-Shaped Dining Kitchen



### Dining Area

18'9" x 10'3" (5.72 x 3.13)

A spacious dining area with central heating radiator, double glazed window to the rear and door to the entrance hall.



### Kitchen Area

13'11" x 7'1" (4.25 x 2.16)

Recently refitted kitchen with granite preparation surfaces extending to a breakfast bar with matching upstands, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, five plate gas hob with extractor hood over, built-in double oven and grill, appliance space suitable for a fridge/freezer, integrated dishwasher, two double glazed Velux windows, stylish floor-to-ceiling radiator, recessed ceiling spotlighting and multipaned door to the rear porch/utility.



### Utility

7'0" x 5'3" (2.14 x 1.61)

With stainless steel sink unit, fitted cupboard, appliance space suitable for a washing machine, central heating radiator, double glazed window to the side, panelled and glazed access door and internal panelled door to the fitted guest cloakroom.

**Fitted Guest Cloakroom**

5'9" x 3'2" (1.77 x 0.97)

With low flush WC, pedestal wash handbasin, central heating radiator and double glazed window to the side.

**First Floor****Landing**

Semi-galleried landing with access to loft space and airing cupboard, double glazed window to the rear and panelled door to the inner landing.

**Inner Landing**

With archway to the dressing room.

**Dressing Room**

6'10" x 5'7" (2.10 x 1.71)

With a range of fitted furniture, central heating radiator, double glazed window to the front and door to the master bedroom.

**Master Bedroom**

11'10" x 10'4" (3.63 x 3.15)

With central heating radiator, a range of fitted furniture incorporating wardrobes, drawers and dressing table, double glazed windows to the rear and side and door to the en-suite bathroom.

**En-Suite Bathroom**

With low flush WC, vanity unit with wash handbasin and drawer and cupboard beneath, bidet, panelled bath with shower over, central heating radiator and double glazed window to the front.

**Guest Bedroom Two**

14'7" x 9'10" (4.46 x 3.01)

With central heating radiator, fitted wardrobes, double glazed window to the front and door to the en-suite shower room.

**En-Suite Shower Room**

7'1" x 5'6" (2.16 x 1.70)

With low flush WC, pedestal wash handbasin, shower cubicle and chrome towel radiator.

**Bedroom Three**

10'8" x 8'11" (3.26 x 2.72)

With central heating radiator, fitted wardrobe and double glazed window to the rear.

**Bedroom Four**

13'0" x 6'10" (3.98 x 2.09)

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

### **Family Shower Room**

6'8" x 5'8" (2.05 x 1.74)

Well appointed and fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, double shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to the front.



## Outside

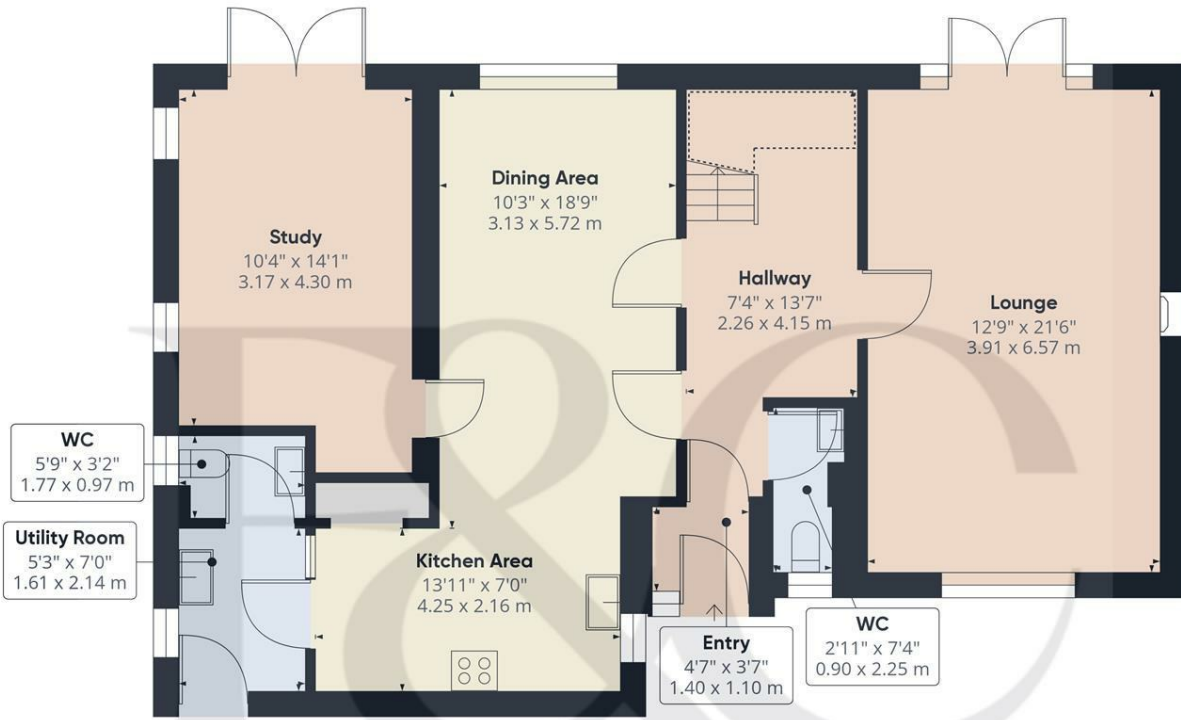
The property occupies a good sized plot set back behind attractive lawned gardens to the front and side with well stocked borders. To the rear of the property is a relatively low maintenance garden with lower-level small patio area and upper-level patio with well stocked herbaceous borders containing plants and shrubs offering a good degree of privacy. To the front of the property is a driveway and double garage.



## Garage

Council Tax Band E - Derby





**Approximate total area<sup>(1)</sup>**  
966.23 ft<sup>2</sup>  
89.77 m<sup>2</sup>

**Reduced headroom**  
26.6 ft<sup>2</sup>  
2.47 m<sup>2</sup>

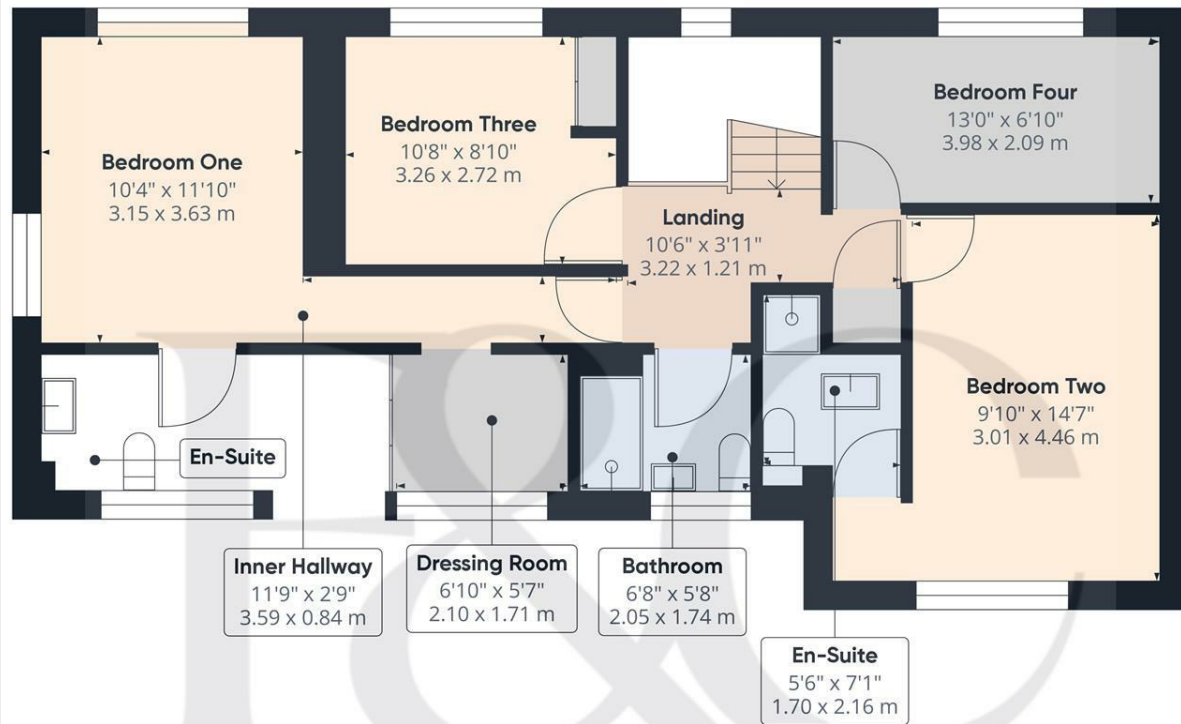
(1) Excluding balconies and terraces

☐ 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.

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Floor 0



**Approximate total area<sup>(1)</sup>**  
664.35 ft<sup>2</sup>  
61.72 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: E  
Tenure: Freehold

