

Fletcher & Company

32 Silverburn Drive, Oakwood, Derby, DE21 2JJ

Price £385,000

Freehold



- Greatly Improved Detached Residence
- Ideal Family Home
- Well Presented Throughout
- Double Glazing & Gas Central Heating
- Spacious Lounge
- Open Plan Dining Kitchen with Conservatory off
- Fitted Guest Cloakroom
- Four Bedrooms, Two En-Suite Shower Rooms & Family Bathroom
- Well Established Private Rear Garden
- Driveway & Garage





Summary

Greatly improved and tastefully presented, four bedroom detached residence occupying a popular and convenient location in sought-after Oakwood.

This is a superb modern four bedroom detached residence occupying a popular spot within desirable Oakwood, set back behind a well established fore-garden offering a good degree of privacy with a tarmac driveway leading to an integral single garage.

To the rear of the property is a private, well established garden with lawn, well stocked borders, seating and patio areas.

The property is double glazed and gas central heated featuring entrance hall area, spacious lounge with feature fireplace, open plan dining kitchen, stylish conservatory and fitted guest cloakroom. The first floor landing leads to a large master bedroom with en-suite shower room, double bedroom two with en-suite shower room, two further bedrooms and well appointed bathroom.

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The Location

The property's location on Silverburn Drive gives easy access to a nearby parade of shops off Danebridge Crescent and is within walking distance of Parkview Primary School, Oakwood Community Centre and Springwood Leisure Centre. A regular bus service runs to Derby city centre and the location also provides easy access to Chaddesden Wood Local Nature Reserve and further walks in the surrounding open countryside.

Accommodation

Ground Floor

Entrance Hall Area

8'4" x 2'0" (2.55 x 0.63)

Composite entrance door provides access into the entrance hall area with useful storage recess, staircase leading to the first floor and open space leading into the spacious lounge.

Lounge

16'8" x 16'6" (5.09 x 5.03)

With an impressive feature fireplace with raised hearth and tiled interior incorporating a log burner effect electric fire, three central heating radiators, double glazed box bay window to the front and internal bi-fold doors opening into the dining kitchen.



Open Plan Dining Kitchen
25'7" x 10'9" (7.80 x 3.30)



Dining Area

With central heating radiator, recessed ceiling spotlighting and double glazed sliding patio doors opening into the conservatory.



Kitchen Area

With granite effect preparation surfaces extending to a breakfast bar area with matching upstand, inset one and a quarter sink unit with mixer tap, gloss finish base cupboards and drawers with complementary wall mounted cupboards, large recess ideal for a freestanding dresser, inset five plate gas hob with built-in oven and grill, under-stairs storage cupboard, contemporary floor-to-ceiling central heating radiator, recessed ceiling spotlighting, double glazed window with matching French doors opening onto the garden and door to the fitted guest cloakroom.



Fitted Guest Cloakroom

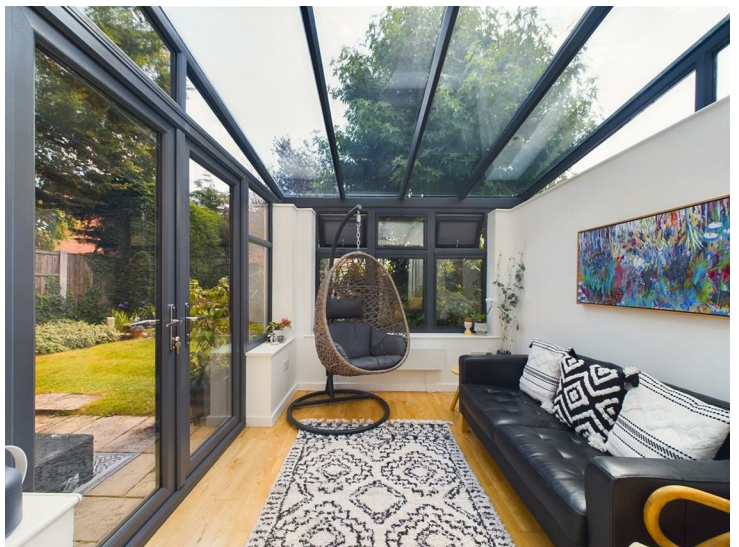
7'10" x 2'6" (2.39 x 0.78)

With low flush WC, vanity unit with wash handbasin and tiled surround, central heating radiator, double glazed window to the side and integral door to the garage.

Conservatory

10'4" x 7'9" (3.16 x 2.38)

A very pleasant conservatory constructed of brick base and double glazed windows with matching French doors opening onto the garden with a fabulous double glazed clear roof and electric heater.



First Floor

Landing

Semi-galleried landing with feature balustrade, access to two loft spaces, storage cupboard, sliding pocket door to the master bedroom and doors to three further bedrooms and bathroom.

Master Bedroom

15'0" x 10'3" (4.58 x 3.13)

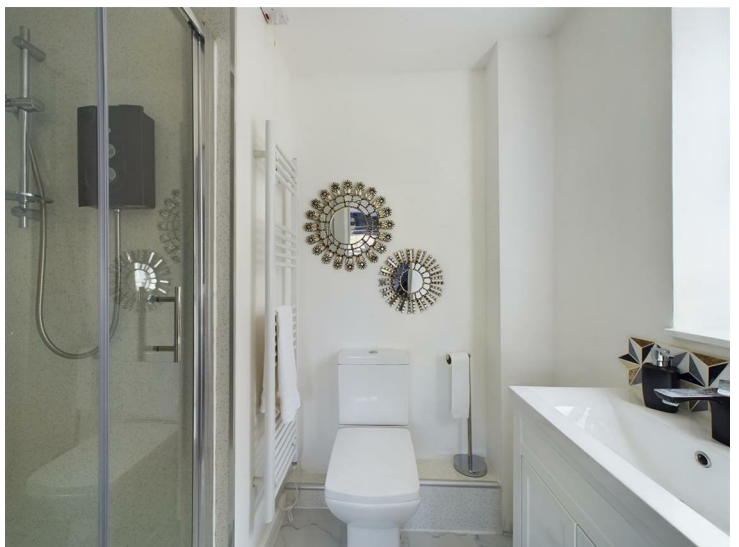
With two central heating radiators, built-in wardrobes, airing cupboard, two double glazed windows to the front and further sliding pocket door to the en-suite shower room.



En-Suite Shower Room

8'5" x 4'7" (2.57 x 1.41)

With a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, good sized shower cubicle, ladder style radiator, shaver point and double glazed window to the side.



Bedroom Two

12'7" x 7'11" (3.84 x 2.43)

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



En-Suite

4'11" x 4'9" (1.52 x 1.45)

With low flush WC, pedestal wash handbasin, corner shower cubicle with Mira shower, chrome towel radiator and double glazed window to the side.



Bedroom Three

10'0" x 9'10" (3.07 x 3.00)

With wood flooring, central heating radiator, built-in wardrobes and double glazed window to the front.



Bedroom Four

7'10" x 7'0" (2.41 x 2.15)

With central heating radiator, large deep storage cupboard and double glazed window to the rear.

Bathroom

6'6" x 5'4" (2.00 x 1.65)

With low flush WC, pedestal wash handbasin, panelled bath with shower attachment, chrome towel radiator, shaver point and double glazed window to the rear.



Outside

To the front of the property is a tarmac driveway with block paved edge and a well stocked fore-garden with plants and shrubs offering a good degree of privacy from the roadside. A driveway gives access to the garage.

To the rear of the property is a very pleasant, private and well established garden with a patio area immediately off the conservatory, shaped lawn, beds containing plants, shrubs and trees, small pond, further paved patio/hard standing for a timber shed and raised beds, enclosed by closed-slat timber fencing. A gate leads to the front of the property.

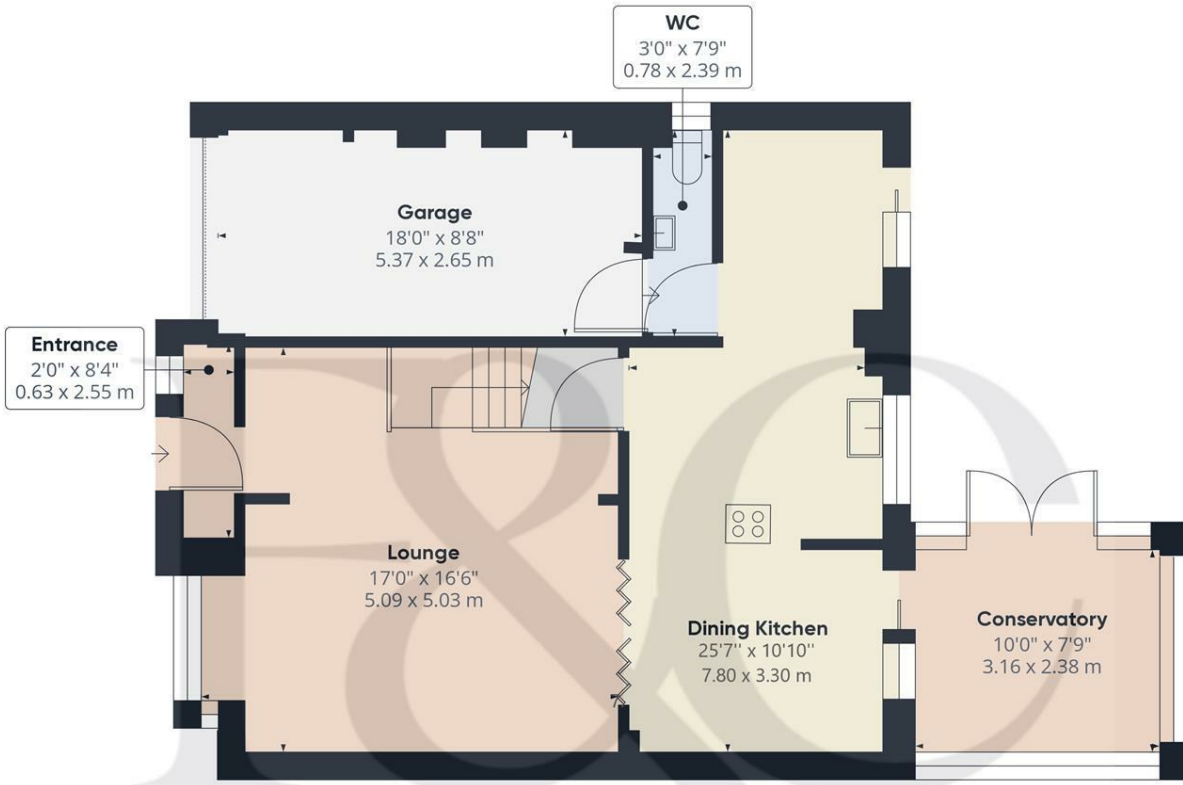


Integral Garage

17'7" x 8'8" (5.37 x 2.65)

Also providing appliance space suitable for a washing machine and tumble dryer housing the gas-fired boiler with power, lighting and up and over door to the front.

Council Tax Band C - Derby



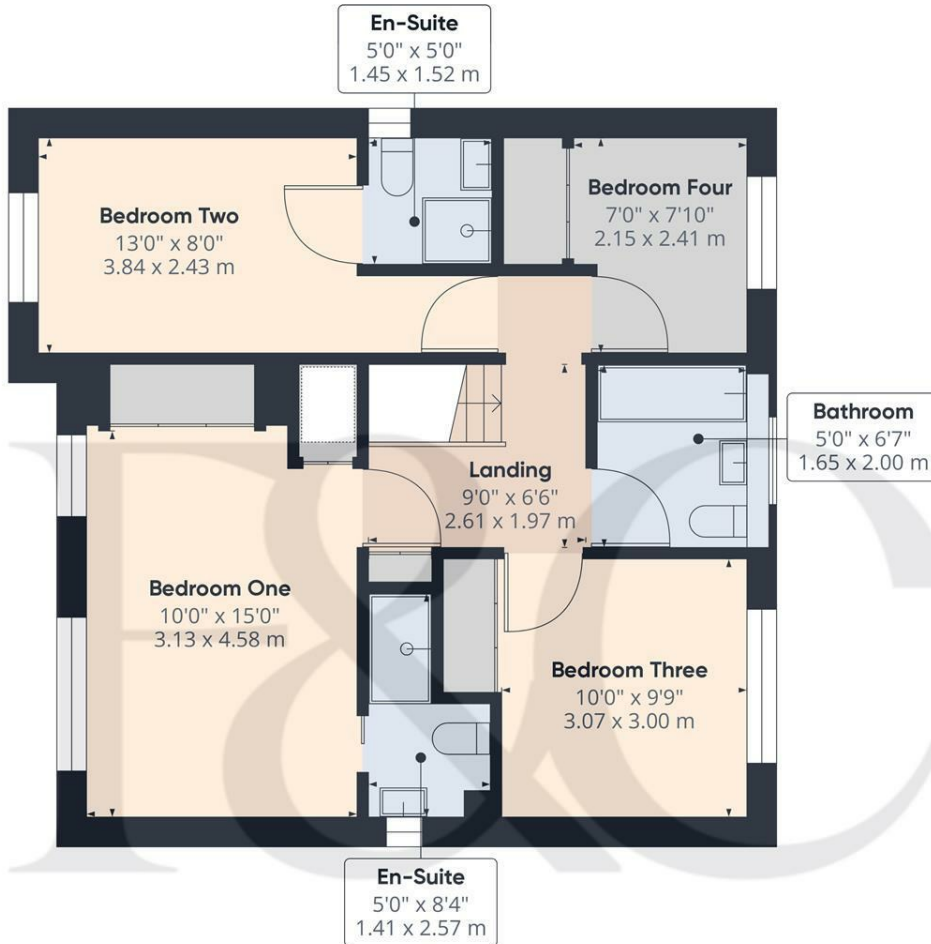
Floor 0

Approximate total area⁽¹⁾
780.49 ft²
72.51 m²

(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

Approximate total area⁽¹⁾
614.3 ft²
57.07 m²

(1) Excluding balconies and terraces

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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 68 | |
| (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 | |