

# Fletcher & Company

19 Beards Wood Drive, Oakwood, Derby, DE21 4TW

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£450,000

Freehold

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- A Superbly Presented Modern Detached House
- Envious Location With Open Views To The Front
- Entrance Hall And Sitting Room
- Open Plan 'L' Shaped Kitchen/Living/Dining Room
- Utility Room And Cloakroom/Wc
- Four Double Bedrooms
- Ensuite To Bedroom One And Family Bathroom
- Professionally Landscaped Rear Garden And Patio
- Driveway For Several Cars
- Detached Double Garage







## Summary

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A superbly appointed Detached House located on an enviable development with open countryside views to the front. The house is perfectly positioned for easy access into Derby City Centre, A6, A38, A52 and connection with the M1.

Located within easy walking distance of Breadsall Village and open countryside. A short drive from Breadsall Priory and Morley Hayes and convenient for schools in the locality.

Accommodation is well proportioned and comprises entrance hall, sitting room, open plan 'L' shaped living/dining/kitchen, cloakroom/Wc and a Utility room. To the first floor are four double bedrooms (Bedroom One with En Suite) and a family bathroom.

Driveway and a Detached Double Garage together with professionally landscaped rear garden and patio.

An internal inspection is a must!

# F&C

## On The Ground Floor

### Entrance Hall

8'6" x 7'2" (2.61 x 2.19)

Having a modern entrance door with double glazed leaded glass insert and double glazed windows to either side. There is a feature wood grain effect floor, a central heating radiator and stairs lead off to the first floor.

### Sitting Room

15'0" x 11'10" (4.59 x 3.62)

Having a UPVC double glazed window to the front and a central heating radiator.



### 'L' Shaped Living/Dining/Kitchen

25'8" x 22'2" (overall maximum measurement) (7.84 x 6.76 (overall maximum measurement))

An 'L' Shaped open plan Living/Dining/Kitchen space.

Living area having a central heating radiator, a UPVC double glazed window to the front, inset spotlighting and a quality wood grain effect floor.

Kitchen area is comprehensively fitted with a range of modern base cupboards, drawers and eyelevel units with a feature granite worksurface over incorporating a sink/drainer with mixer tap. Appliances include a double electric oven, gas hob, extractor hood with light, a refrigerator, freezer and dishwasher. There is an island unit with useful storage beneath, granite worktop and breakfast bar with bar stools. Having inset spotlighting to the ceiling, a UPVC double glazed window to the rear, an under stairs cupboard which provides excellent storage space and a quality wood grain effect floor. The kitchen opens to the dining area which has inset spotlighting, a central heating radiator, a quality woodgrain effect floor and UPVC double glazed French windows which provide access to and views of the rear landscaped garden and patio.



### **Utility Room**

6'7" x 6'3" (2.01 x 1.92)

Appointed with a granite worksurface with inset bowl with mixer tap over and cupboard beneath. There is plumbing for an automatic washing machine, space and vent for a tumble drier and a wall mounted cupboard which houses the boiler (serving domestic water and central heating system). There is a central heating radiator, wood grain effect floor running through from the kitchen and a double glazed door to the rear.



### **Cloakroom/Wc**

6'6" x 3'5" (1.99 x 1.06)

Appointed with a two piece modern suite comprising a wall mounted wash handbasin and a low flush WC with modern tiling to the floor and half wall. Having a central heating radiator and a UPVC double glazed window to the rear.

### **On The First Floor**

#### **Landing**

12'9" x 10'0" (3.90 x 3.05)

Having access to the roof space and a built-in cupboard providing storage space.



### Bedroom One

12'2" x 10'2" (3.71 x 3.12)

Appointed with a range of fitted wardrobes which provide excellent hanging and storage space. There are two UPVC double glazed windows to front elevation and two central heating radiators. .



### En Suite

8'3" x 5'6" (2.53 x 1.69)

Appointed with a three piece white suite comprising a double walk-in shower unit with glass shower screen and mains fed shower over, a wall mounted wash handbasin and low flush WC. There is complimentary marble effect tiling to the walls and splashback, a tiled floor, wall mounted heated towel rail, inset extractor fan and wall mounted bathroom cabinet with mirrored front.

### Bedroom Two

13'5" x 10'2" (4.09 x 3.11)

With a central heating radiator and a UPVC double glazed window



### Bedroom Three

12'1" x 10'1" (3.70 x 3.08)

Having a central heating radiator and a UPVC double glazed window.

### Bedroom Four

11'0" x 9'4" (3.37 x 2.87)

Having a central heating radiator and a UPVC double glazed window.

### Bathroom

7'6" x 5'11" (2.29 x 1.81)

Appointed with a three-piece white modern white suite comprising a panelled bath with glass shower screen and mains fed shower, a low flush WC and a wall mounted wash handbasin with complementary tiling to the walls, splashback and shower enclosure. There is a wall mounted heated towel rail, wall mounted bathroom cabinet with mirrored front, an electric shaver point, extractor fan and UPVC double glazed window with frosted glass.



### Outside

The property is approved via a Tarmacadam driveway providing off road parking for four cars and leading to a double detached garage with light, power and an up and over door. To the front of the house is a lawned garden with beds either side the front door which are well stocked with a variety of shrubs and flowering plants. A path leads to the front of the house and there is outside lighting.

A gate to the side of the house provides access to the rear garden. The rear garden has been professionally landscape and briefly comprises of an extensive modern patio with feature artificial lawn insert and slate beds to the surround. In addition there are raised beds to the rear with feature slate walling housing a variety of easy maintenance shrubs. There is outside lighting, a cold water tap, and the garden is designed on a low maintenance team with fencing to the surround.



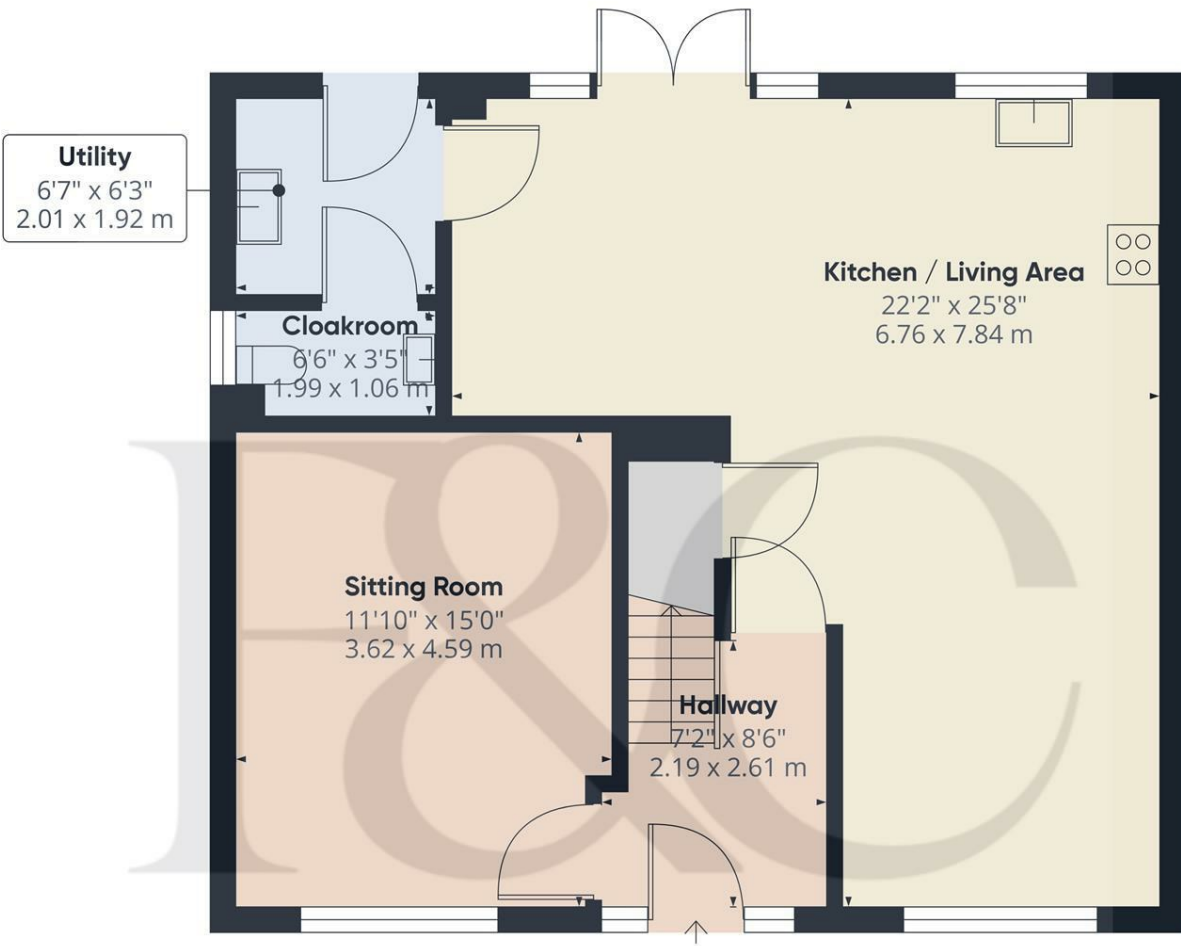
**Double Garage**

18'6" x 18'5" (5.65 x 5.63)

With a double up and over door, light and power.

**Council Tax Band E**





Floor 0 Building 1

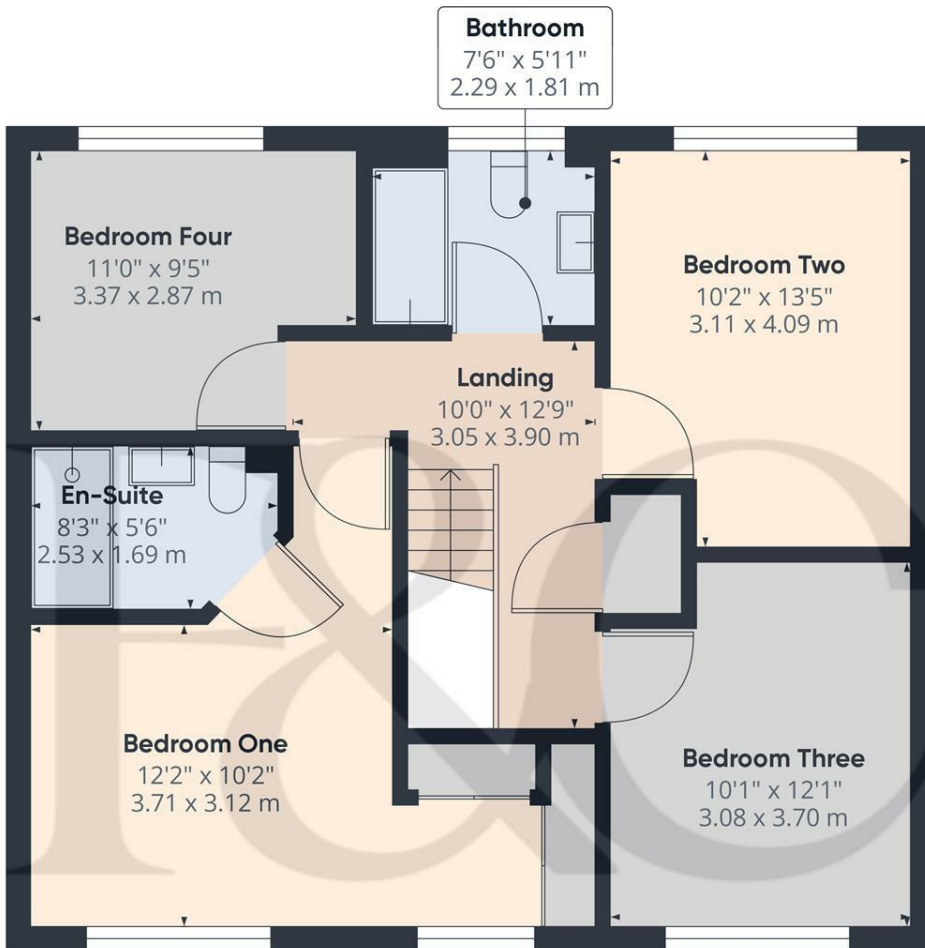
Approximate total area<sup>(1)</sup>  
725.27 ft<sup>2</sup>  
67.38 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
696.21 ft<sup>2</sup>  
64.68 m<sup>2</sup>

(1) Excluding balconies and terraces

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Council Tax Band: E  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</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	