

Fletcher & Company

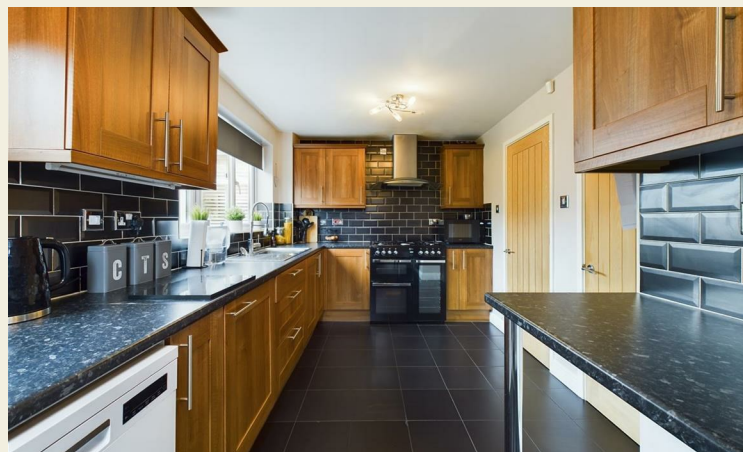
7 Viola Close, Oakwood, Derby, DE21 2XG

Offers Around £425,000

Freehold



- Superbly Presented Throughout
- Extensive Accommodation Ideal for a Family
- Double Glazing & Gas Central Heating
- Entrance Hall, Inner Lobby & Fitted Guest Cloakroom
- Lounge, Dining Room & Conservatory
- Fitted Kitchen with Useful Study/Bedroom Five Off
- Master Bedroom with En-Suite Off
- Three Further Bedrooms & Well Appointed Bathroom
- Stylish Low Maintenance Rear Garden
- Extensive Driveway & Useful Storage Room





Summary

Immaculately presented and greatly improved, four bedroom, detached residence, occupying a quiet cul-de-sac location in Oakwood.

This is a superb presented, modern, four bedroom, detached residence occupying a quiet cul-de-sac location in Oakwood. Set back behind a block paved driveway providing ample off-road parking and access to the front section of the former garage.

Internally the property is double glazed and gas central heated with entrance hall, inner lobby, fitted guest cloakroom, lounge with feature fireplace, dining room, conservatory, fitted breakfast kitchen and study/bedroom five (converted from garage) The first floor accommodation comprises a master bedroom with superbly appointed en-suite shower room, three further good sized bedrooms and a superbly appointed family bathroom. To the rear of the property is a terrace with artificial lawn, raised borders and decked seating area.

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The Location

The property's location in popular Oakwood gives easy access to an excellent range of amenities including a nearby parade of shops, a regular bus service, schooling, leisure centre, open recreational grounds, easy access to the nearby Meteor retail park and Derby City centre.

Accommodation

Ground Floor

Entrance Hall

6'11" x 3'9" (2.12 x 1.16)

A composite entrance door with double glazed inset and double glazed sidelights provides access to hallway with stylish floor to ceiling central heating radiator, feature tiled floor and staircase to first floor.

Good Sized Lounge

16'5" x 15'7" (5.02 x 4.75)

With feature fireplace incorporating Living Flame fitted gas fire, two central heating radiators, decorative coving, double glazed and leaded window to front and feature archway to dining room.



Dining Room

24'7" x 8'8" (7.51 x 2.65)

With central heating radiator, decorative coving and access to good sized conservatory.



Conservatory

A UPVC double glazed construction with pleasant clear glass roof, central heating radiator and double glazed French doors to garden.



Breakfast Kitchen

14'8" x 8'6" (4.49 x 2.60)

With granite effect work tops, tiled surrounds, inset stainless steel sink unit with stainless with flexible mixer tap, base cupboards and drawers, complimentary wall mounted cupboards, appliance space currently housing five plate gas range cooker with extractor hood over, appliance spaces suitable for washing machine and dishwasher, central heating radiator, two double glazed windows to rear and panelled and double glazed door to side.



Inner Lobby

2'11" x 2'5" (0.90 x 0.76)

With further door to fitted guest cloakroom.

Fitted Guest Cloakroom

4'5" x 3'8" (1.35 x 1.13)

Partly tiled with a suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, central heating radiator and double glazed window to side.



Study/Bedroom Five

11'7" x 7'9" (3.54 x 2.37)

With central heating radiator, recessed ceiling spotlighting and double glazed window to side.



First Floor Landing

9'4" x 2'8" (2.86 x 0.83)

With airing cupboard housing the gas fired combination boiler and access to a boarded loft space with lighting via a pull-down ladder.

Bedroom One

12'5" x 9'11" (3.81 x 3.04)

With central heating radiator, fitted wardrobe with sliding mirror doors, useful overstairs storage cupboard and double glazed window to front.



Superbly Appointed En-Suite Shower Room

6'4" x 5'0" (1.95 x 1.54)

Fully floor and wall tiled with white suite comprising low flush WC, vanity unit with wash handbasin and drawers beneath, shower cubicle with rain shower head, ladder radiator, recessed ceiling spotlighting and double glazed window to front.



Bedroom Two

11'6" x 9'0" (3.52 x 2.75)

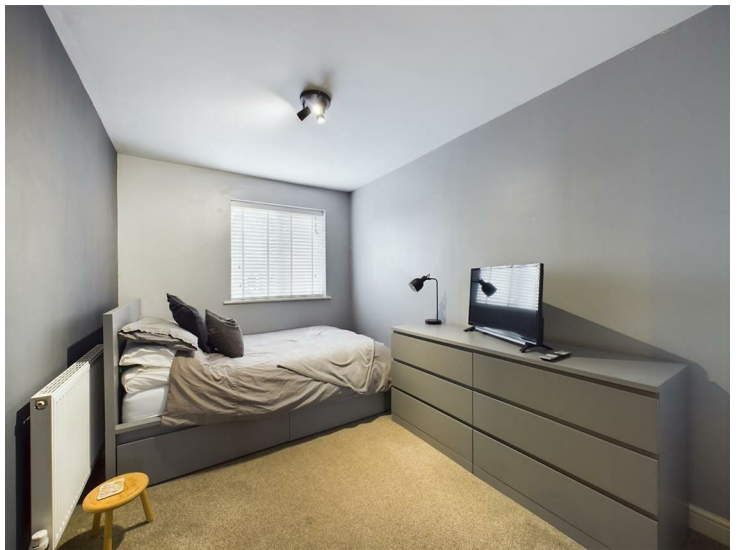
With central heating radiator, fitted wardrobes with mirrored sliding doors and double glazed window to rear.



Bedroom Three

12'0" x 8'3" (3.68 x 2.52)

With central heating radiator, fitted wardrobe with sliding mirrored door and double glazed window to front.



Bedroom Four

8'10" x 8'2" (2.70 x 2.49)

With central heating radiator, fitted wardrobe with sliding mirrored door and double glazed window to rear.



Superbly Appointed Bathroom

8'9" x 6'0" (2.68 x 1.84)

Fully floor and wall tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, free standing bath with mixer tap and shower attachment, central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



Outside

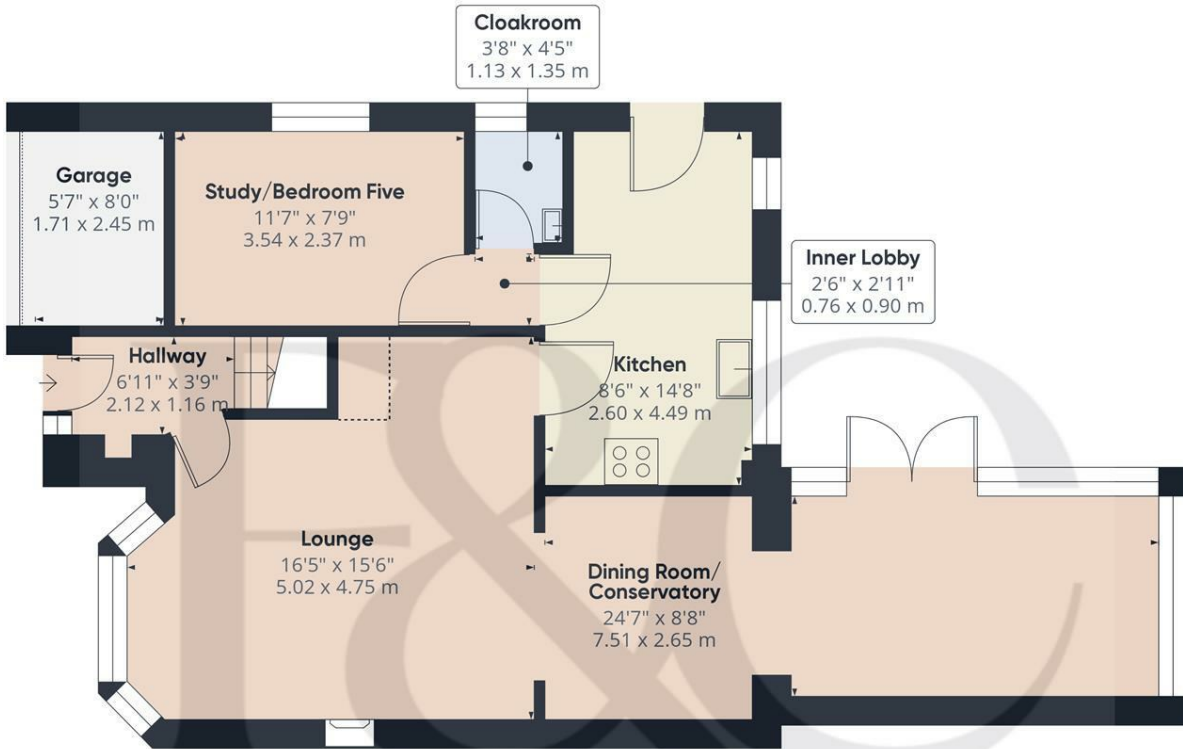
To the rear of the property is a beautifully landscaped garden with patio/terrace off the conservatory, a single step up to an artificial lawn with decked seating area, wood edged and slate chippings borders containing plants and shrubs. The garden is bordered by timber fencing. Access to the front of the property can be gained by a gate to the side.

To the front of the property is a block paved driveway providing off-road parking for at least three vehicles and access to the front section of the converted garage which is a useful storage space with electric door.



Council Tax Band D





Floor 0

Approximate total area⁽¹⁾

769.72 ft²
71.51 m²

Reduced headroom

64.48 ft²
0.56 m²

(1) Excluding balconies and terraces

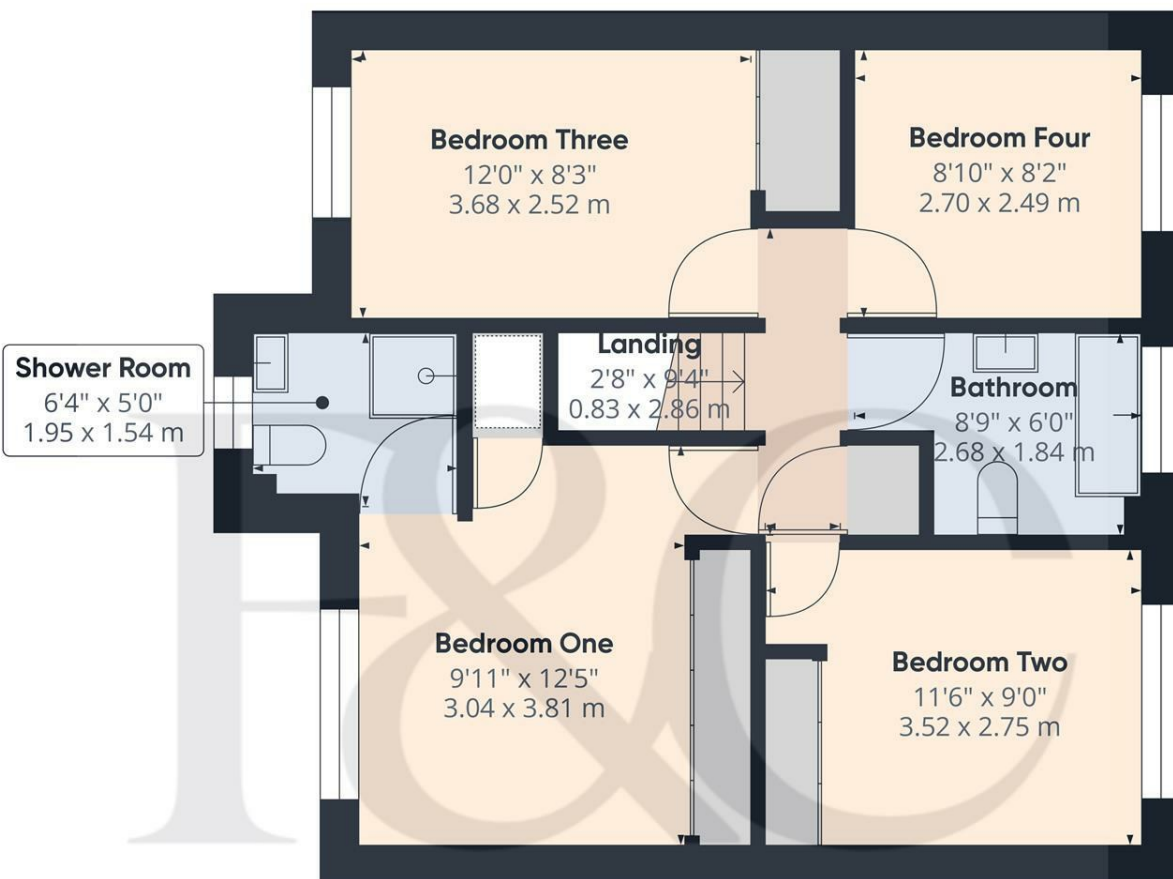
Reduced headroom

..... Below 5 ft/1.5 m

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

Approximate total area⁽¹⁾

531.95 ft²
49.42 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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7 Viola Close
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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

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