

Fletcher & Company

4 Dunsmore Drive, Oakwood, Derby, DE21 2JA

Offers Over £300,000

Freehold



- Good Sized Corner Plot
- Driveway & Garage
- Private Rear Garden
- Double Glazed & Gas Central Heated
- Entrance Hall, Fitted Guest Cloakroom/Utility
- Lounge & Garden Room
- Open Plan Dining Kitchen
- Three Bedrooms & Bathroom
- Great Location In Oakwood
- Close By To Local Amenities





Summary

A well-positioned, three bedroom, detached residence occupying a quiet cul-de-sac location in popular Oakwood.

This is a tastefully presented, three bedroom, detached residence occupying a corner plot in a quiet cul-de-sac location in Oakwood. The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom/utility, lounge with feature media wall and garden room off and open plan dining kitchen. The first floor landing leads to three bedrooms and a well-appointed bathroom with four piece suite.

The property is set back behind a lawned fore-garden with adjacent driveway giving access to a single garage. There is a private rear garden with patio, lawn, woodchip play area and gravelled section all bounded by timber fencing.

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The Location

The property is located in Oakwood which is a very popular suburb, north east of Derby City centre. There is a nearby parade of shops offering excellent facilities, reputable primary schooling, leisure centre, regular bus service into Derby City centre and easy access into open countryside and transport links.

Accommodation

Ground Floor

Entrance Hall

6'0" x 4'1" (1.85 x 1.25)

A double glazed entrance door provides access to hallway with central heating radiator.

Fitted Guest Cloakroom

6'11" x 6'2" (2.11 x 1.89)

With low flush WC, vanity unit with wash handbasin and cupboard beneath, appliance space suitable for washing machine, central heating radiator, wall mounted Ideal Logic gas fired boiler and double glazed window to rear.

Living Room

15'7" x 7'11" (4.76 x 2.42)

With central heating radiator, impressive media wall providing recessed shelving with lighting, stylish floor to ceiling radiator and open access to garden room.



Garden Room

9'0" x 8'1" (2.75 x 2.48)

A brick based and double glazed construction with central heating radiator and access via French doors to garden.



Open Plan Dining Kitchen

20'6" x 7'10" (6.25 x 2.40)



Dining Area

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



Kitchen Area

With granite effect worktops with matching up stands, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate induction hob with extractor hood over and built-in oven beneath, integrated dishwasher, appliance space suitable for fridge freezer and double glazed window to rear.



First Floor Landing

11'10" x 9'2" (3.61 x 2.80)

A semi-galleried landing with central heating radiator, two useful storage cupboards, recessed ceiling spotlighting and double glazed window to rear.

Bedroom One

11'3" x 8'11" (3.43 x 2.74)

With central heating radiator, fitted wardrobes, recessed ceiling spotlighting and double glazed window to rear.



Bedroom Two

10'0" x 8'6" (3.05 x 2.60)

With central heating radiator and double glazed window to front offering a pleasant open outlook.



Bedroom Three

12'0" x 6'5" (3.66 x 1.98)

With central heating radiator, dado rail, recessed ceiling spotlighting, recessed shelving and double glazed window to front.



Bathroom

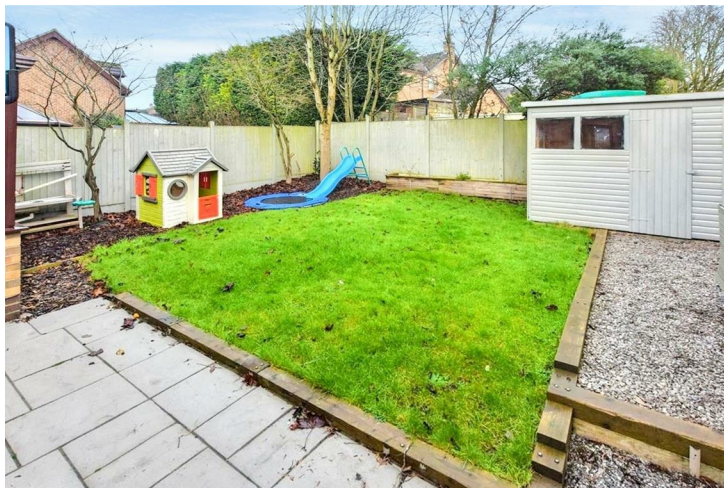
9'3" x 4'11" (2.84 x 1.52)

Well-appointed with a suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, panelled bath, separate shower cubicle, chrome towel radiator, recessed ceiling spotlighting, access to loft space and double glazed window to rear.



Outside

The property occupies a good sized, corner plot with pleasant, private garden enclosed by timber fencing and featuring extensive patio, lawn, woodchip/children's play area, timber shed and gravelled seating/BBQ area with a backdrop of mature trees. To the front of the property is a lawned fore-garden and adjacent to the property is a good size driveway providing access to a single garage.



Council Tax Band D





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

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Council Tax Band: D
Tenure: Freehold

