

Fletcher & Company

8 Cardinal Close, Oakwood, Derby, DE21 4TH

Offers Over £575,000

Freehold



- Extremely Versatile Accommodation - Ideal for Large Family
- Impressive Entrance Hall with Fitted Guest Cloakroom
- Large Living Room with Feature Fireplace
- Fabulous Open Plan Living Kitchen with Utility off
- Large Master Bedroom with En-Suite Shower Room
- Further Bedroom with En-Suite Shower Room
- Three Additional Bedrooms & Well-Appointed Bathroom
- Excellent Plot with Good Size Driveway & Double Garage
- Gardens to Rear & Side
- Occupying a Particularly Good Spot at the End of a Cul-de-Sac





Summary

A most impressive, extremely spacious, genuine five double bedroom, detached residence occupying a quiet cul-de-sac location off Porters Lane.

This is a particularly impressive, large, five double bedroom, executive, detached residence located off Porters Lane in Derby. Occupying a particularly good spot at the end of a cul-de-sac and commanding a large plot. Set back behind a driveway providing ample off-road parking with access to an integral double garage. To the rear of the property is an extensive lawn with patio. To the side of the property is a fabulous entertaining area with terrace, decked area and summer house. This area enjoys an abundance of sunshine in the afternoon and evening.

Internally the property is double glazed and gas central heated with porch with cloak cupboard, entrance hall, fitted guest cloakroom, large living room with feature fireplace, fabulous open plan living kitchen with lounge area, dining area and quality fitted kitchen with utility off. A spacious landing leads to master bedroom with en-suite shower room, bedroom two with en-suite shower room, three further bedrooms and a well-appointed bathroom.

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The Location

The property's location offers easy access in Derby City centre and a complete range of services. The Meteor retail park is close by with large supermarket, restaurants and cinema. The property gives easy access to A38 and attractive open countryside.

Accommodation

Ground Floor

Porch

6'9" x 3'10" (2.06 x 1.18)

A panelled and double glazed entrance door provides access to porch with Karndean luxury vinyl herringbone patterned floor covering which continues throughout the hall, WC, living kitchen and utility. Having twin panelled doors to a useful cloak cupboard, decorative coving and further panelled and glazed doors to entrance hall.

Entrance Hall

9'11" x 9'11" (3.03 x 3.03)

With stylish floor to ceiling central heating radiator, useful understairs storage cupboard and staircase to first floor.



Fitted Guest Cloakroom

5'10" x 3'8" (1.79 x 1.13)

Well-appointed with a low flush WC, vanity unit with wash handbasin and cupboard beneath, central heating radiator and double glazed window to rear.



Living Room

18'11" x 12'11" (5.77 x 3.94)

Having a feature fireplace with stone surround and living flame fitted gas fire, two central heating radiators, decorative coving with two ceiling roses, TV aerial point, double glazed cant bay window to front and double glazed sliding patio door to rear garden.



Fabulous Open Plan Living Kitchen
30'7" x 15'1" (9.34 x 4.61)



Lounge Area

Comprising of two central heating radiators, recessed ceiling spotlighting and double glazed sliding patio door.



Kitchen Area

Fitted with of an extensive range of quartz effect overlay worktops with matching upstands, inset one and a quarter stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, matching island/breakfast bar, inset five plate gas hob with extractor hood over, four integrated Bosch ovens (two with grill), integrated Bosch microwave, fridge and dishwasher, stylish floor to ceiling central heating radiator, recessed ceiling spotlighting, double glazed window to front, two sets of double glazed French doors to side garden and door to utility.



Utility

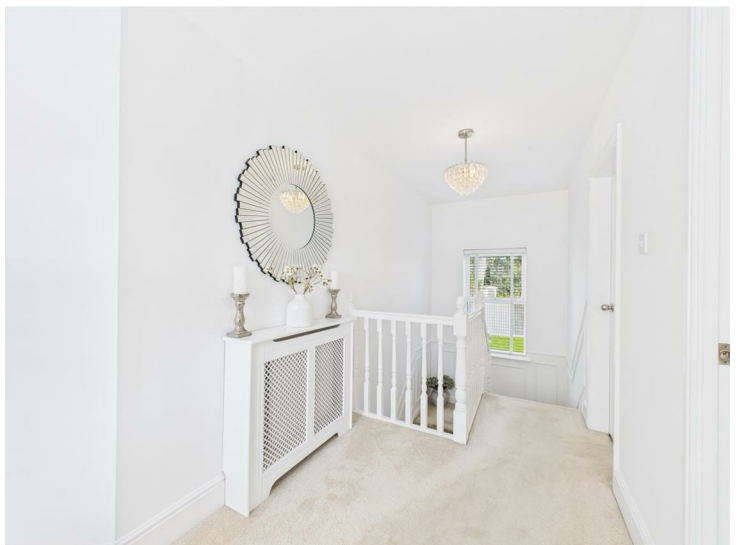
8'0" x 5'1" (2.44 x 1.57)

With matching quartz effect worktops with matching upstands, inset stainless steel sink unit, base cupboards, appliance spaces suitable for washing machine and tumble dryer, central heating radiator, recessed ceiling spotlighting, double glazed door to side and integral door to garage.

First Floor Landing

18'0" x 14'0" x 10'3" x 3'11" (5.50 x 4.28 x 3.14 x 1.21)

A spacious, semi-galleried landing with two central heating radiators, feature balustrade, access to loft space and double glazed windows to front, side and rear.



Spacious Master Bedroom

17'0" x 15'6" (5.19 x 4.73)

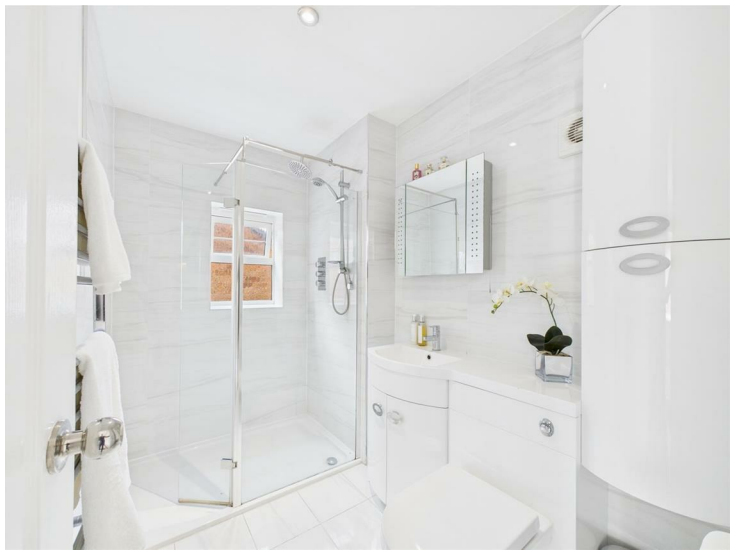
Having a central heating radiator, two double glazed windows to front and door to en-suite.



Well-Appointed Shower Room

8'6" x 5'6" (2.60 x 1.68)

Mainly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, large walk-in shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



Bedroom Two

14'9" x 11'0" (4.52 x 3.37)

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



En-Suite

7'11" x 5'8" (2.42 x 1.73)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboards beneath, shower cubicle with Mira shower, chrome towel radiator and double glazed window to rear.



Bedroom Three

11'5" x 10'6" (3.50 x 3.21)

Having a central heating radiator, fitted wardrobes with overhead storage and double glazed window to front.



Bedroom Four

13'2" x 10'3" (4.03 x 3.14)

With central heating radiator, fitted wardrobes and two double glazed windows to front.



Bedroom Five

12'10" x 8'6" (3.92 x 2.60)

Having a central heating radiator, fitted desk and bookcase and double glazed window to front.



Bathroom

9'1" x 7'7" (2.78 x 2.32)

Superbly appointed and partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, jacuzzi bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



Double Garage

17'2" x 12'0" (5.25 x 3.67)

With power, lighting and twin up and over doors.

Outside

The property occupies a fabulous position at the head of a quiet cul-de-sac. Gardens lie to the rear and side. To the rear is a good-sized lawn garden with lower-level patio area, well-stocked borders containing plants and shrubs and providing access to the front via a gate. Bounded by timber fencing with the backdrop of mature trees with a further gate to the west facing side garden with extensive terrace, artificial lawn, decked seating area and timber summerhouse. This is a very pleasant spot for outdoor dining and entertaining in the afternoon and evening. The garden also features ornamental lighting, outdoor power and cold water hose tap.

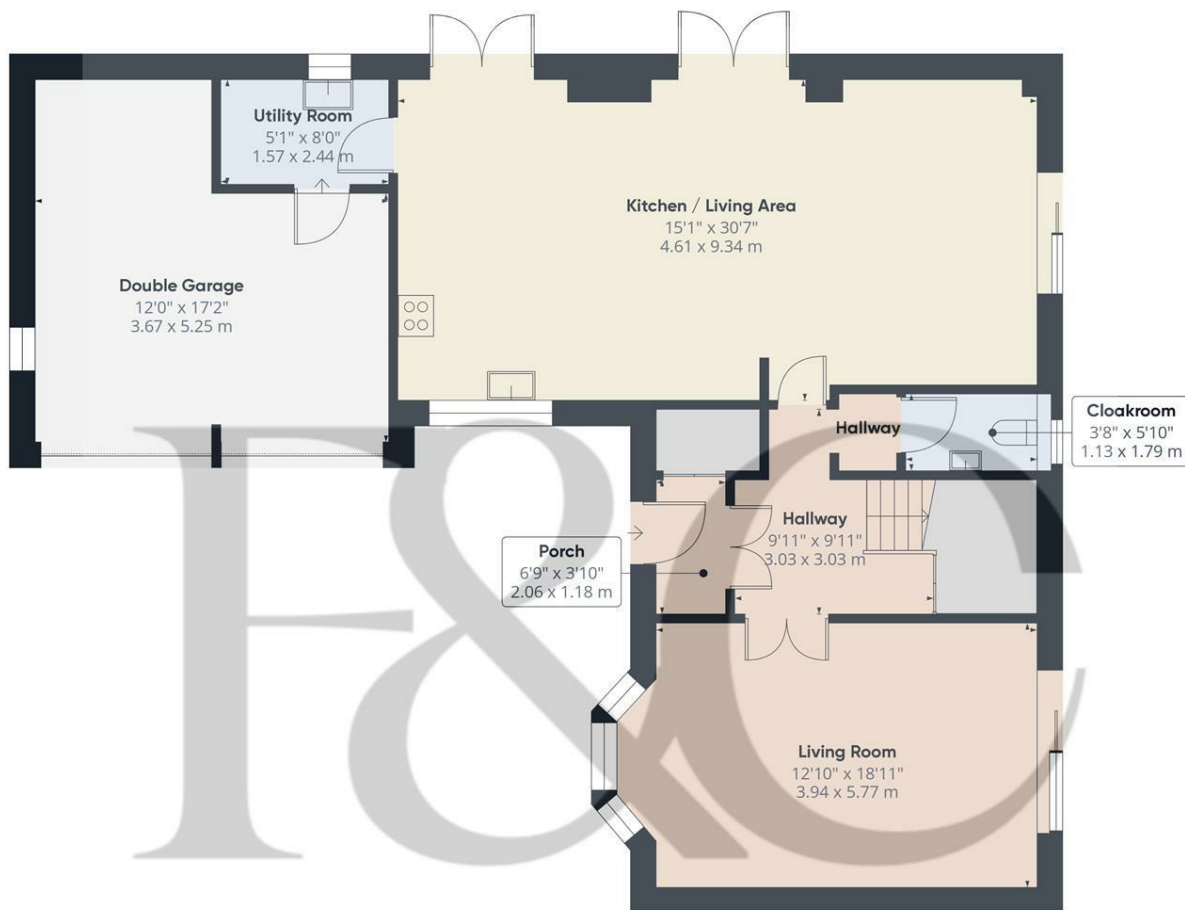
To the front of the property is a double width driveway providing ample off-road parking and access to an integral double garage. The fore-garden features lawn, pathway and well-stocked borders.



Council Tax Band G







Floor 0

Approximate total area⁽¹⁾

1223.22 ft²
113.64 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.

Calculations were based on RICS IPMS 3C standard. Please note that, calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

1140.24 ft²
105.93 m²

(1) Excluding balconies and terraces.

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Council Tax Band: G
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	