



3 Bed House - Detached

31 Spindletree Drive, Oakwood DE21 2DG
Offers Around £280,000 Freehold



3



2



1



C

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Well-Positioned Three Bedroom Detached Home
- Lounge & Dining Room
- Fitted Kitchen
- Three Bedrooms & Fitted Bathroom
- Private Garden
- Tandem Driveway
- Detached Garage
- Private Plot – Real Must See !
- Great Position with Oakwood
- Excellent Local Amenities – Viewing Recommend

A well-positioned, three bedroom, modern, detached residence occupying a pleasant, private plot with excellent parking and a detached garage.

A well-positioned, tastefully presented, three bedroom, detached residence in a sought after location in Oakwood. Occupying a particularly pleasant plot with private, two tier garden, tandem driveway and detached garage. Internally the property is double glazed and gas central heated with entrance hall, lounge, dining room and fitted kitchen. The first floor landing leads to three bedrooms and a bathroom.

The Location

Oakwood is an excellent suburb of Derby noted for its amenities including a parade of shops, leisure centre, reputable primary school, regular bus service into Derby City centre and its proximity to a nearby retail park. There is also easy access to transport links.

Accommodation

Ground Floor

Entrance Hall

6'8" x 3'10" (2.04 x 1.17)

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

Lounge

14'9" x 11'4" (4.52 x 3.46)

Having a feature fireplace with decorative surround and gas fire, central heating radiator, decorative coving and double glazed window to front with matching French doors to garden.



Dining Room

9'10" x 9'7" (3.02 x 2.93)

With central heating radiator, decorative coving, staircase to first floor with understairs storage cupboard and double glazed window to rear.



Kitchen

9'10" x 7'5" (3.00 x 2.28)

Featuring granite effect worktops with tiled surrounds, stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, four plate electric hob with extractor hood over, built-in double oven, appliance space suitable for fridge, dishwasher and washing machine, recessed ceiling spotlighting and double glazed window to front with matching door to side.



First Floor Landing

5'9" x 2'11" (1.76 x 0.89)

With airing cupboard.

Bedroom One

11'8" x 9'6" (3.56 x 2.91)

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



Bedroom Two

9'10" x 7'9" (3.01 x 2.38)

With central heating radiator and double glazed window to front.



Bedroom Three

9'6" x 8'0" (2.92 x 2.45)

Having a central heated radiator, fitted wardrobes and double glazed window to rear.



Shower Room

8'7" x 5'1" (2.63 x 1.55)

Partly tiled with a suite comprising low flush WC, vanity unit with wash handbasin, tiled surrounds with storage beneath, large shower cubicle, chrome towel radiator, recessed ceiling spotlighting and double glazed window to front.

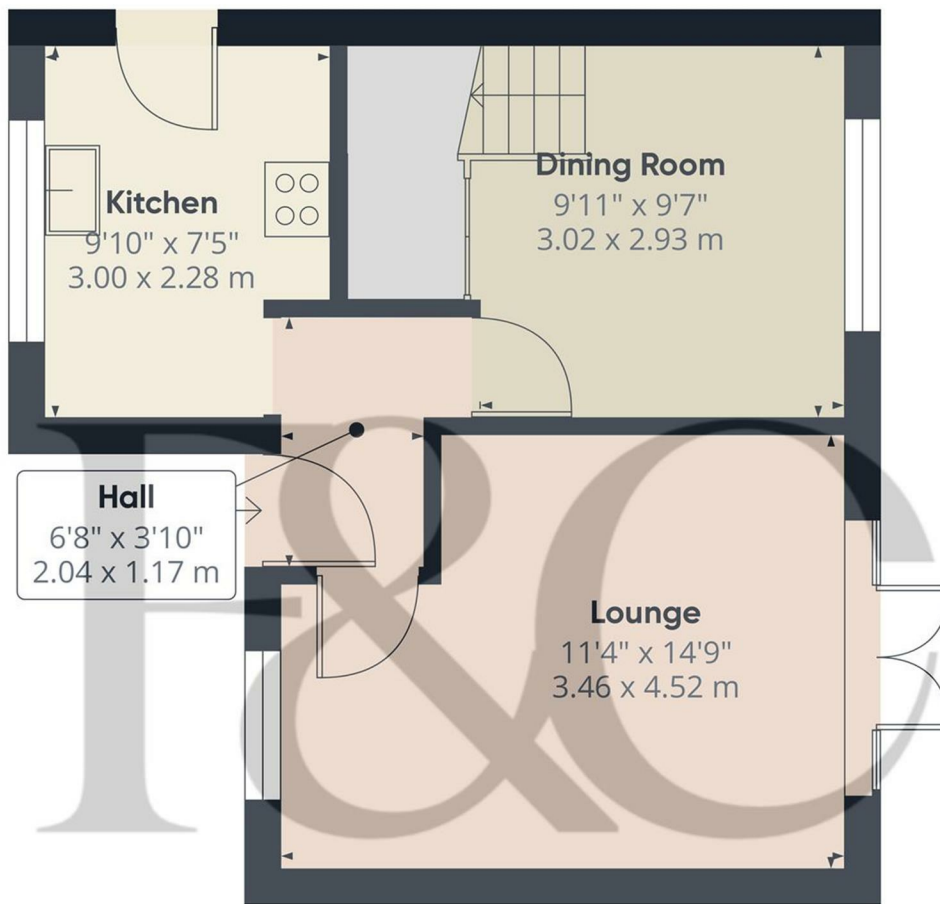


Outside

The property occupies a particularly pleasant plot with sizeable private garden set over two levels. Immediately to the rear is a patio with lawn and three steps lead up to an upper lawn level bounded by herbaceous borders containing plants, shrubs and mature trees. The property also benefits from a detached single garage of brick construction with up and over door. Further parking is available in front of the garage on the driveway for two vehicles. The drive is accessed via wrought iron gates. To the front of the property is a lawn section with pathway. There is also an electric vehicle charging point and lighting.



Council Tax Band C



Floor 0

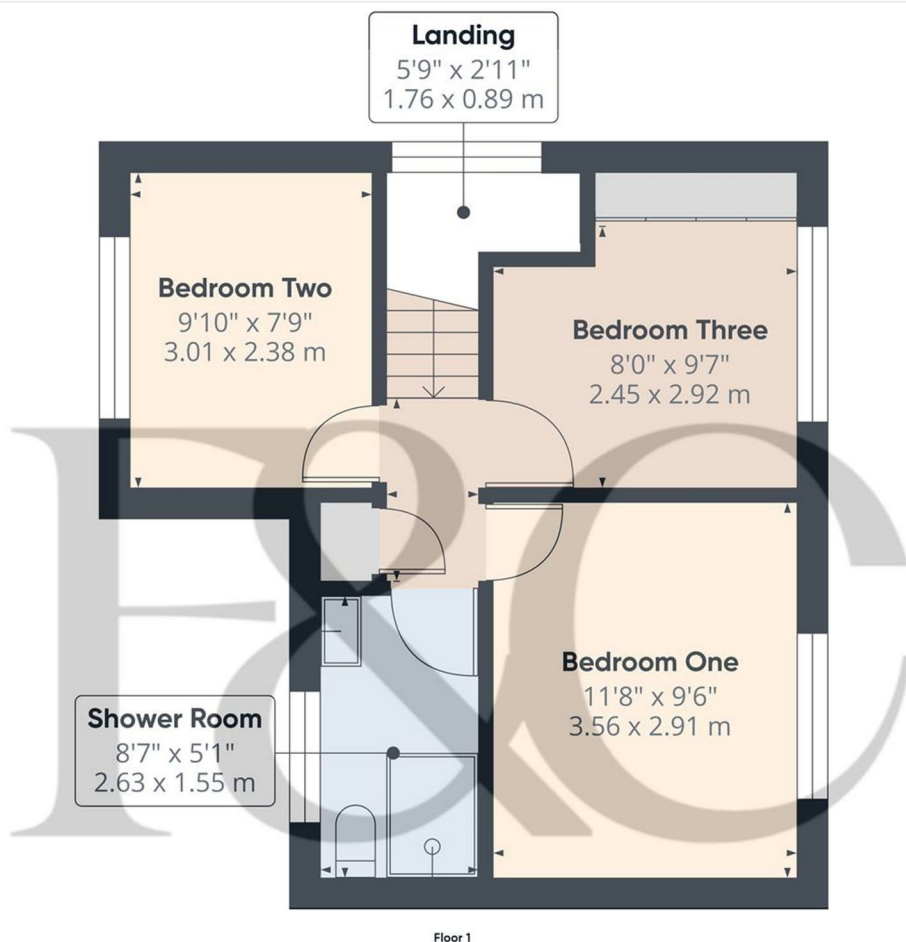
Approximate total area⁽¹⁾
 380.6 ft²
 35.36 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360




Approximate total area⁽¹⁾
342.07 ft²
31.78 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

| | Current | Potential |
|---|---------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (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  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|---------|--|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | | EU Directive 2002/91/EC  |

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.