

Fletcher & Company

22 Tredegar Drive, Oakwood, Derby, DE21 2RA

£425,000

Freehold



- Impressive Accommodation
- Ideal for a Family
- Spacious Accommodation Throughout
- Potential to Extend
- Beautiful Well-Established Garden
- Double Width Driveway
- Detached Double Garage
- Popular Residential Location
- Easy Access to Nearby Shops
- Viewing Recommended





Summary

A beautifully presented, four bedroom, detached residence occupying a sizeable corner plot in a quiet cul-de-sac location in popular Oakwood.

This is a particularly well presented, modern, four bedroom, detached residence occupying a quiet cul-de-sac location in Oakwood. The property occupies a sizeable corner plot with potential to extend to the side (subject to the necessary planning consents). The property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious lounge, separate dining room, conservatory, refitted kitchen with integrated appliances and utility off. The first floor landing leads to a principle bedroom with en-suite shower room, three further bedrooms and a well-appointed bathroom. There is a beautiful, well-established garden, double width driveway and a detached garage.

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The Location

The property's location gives easy access to a nearby parade of shops in Oakwood as well as Springfield leisure centre, primary school, pleasant walks in the surrounding open countryside, easy access to nearby large supermarket and Wyvern retail park in Derby.

Accommodation

Ground Floor

Entrance Hall

13'1" x 8'1" (3.99 x 2.48)

A panelled and sealed unit double glazed and leaded entrance door provides access to hallway with central heating radiator, tile flooring, staircase to first floor with understairs storage cupboard and double glazed window to front.

Fitted Guest Cloakroom

6'0" x 2'10" (1.83 x 0.88)

Partly tiled with a low flush WC, vanity unit with wash handbasin and cupboard, beneath, chrome towel radiator and double glazed window.

Spacious Lounge

16'4" x 11'10" (5.00 x 3.61)

With feature fireplace with stone effect surround, marble hearth and interior with living flame gas fire, central heating radiator, TV aerial point, twin panelled doors leading to dining room and double glazed window to front.



Dining Room

11'10" x 8'8" (3.62 x 2.65)

Having a central heating radiator, decorative coving and double glazed sliding patio door to conservatory.



Impressive Conservatory

13'1" x 10'6" (3.99 x 3.22)

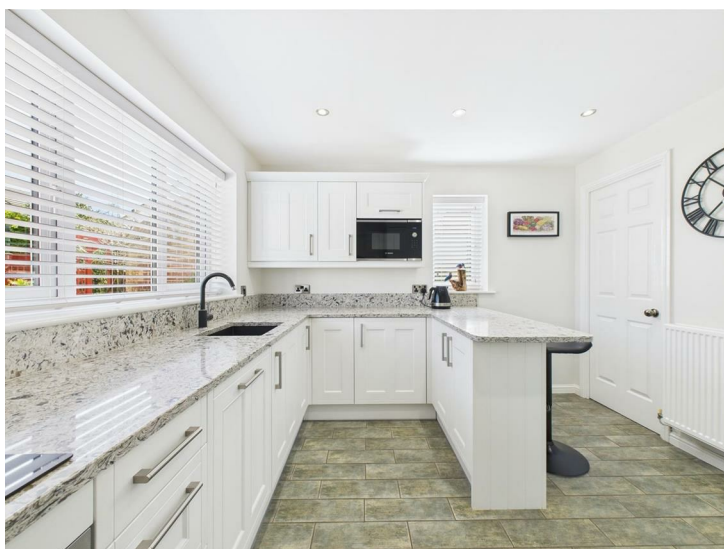
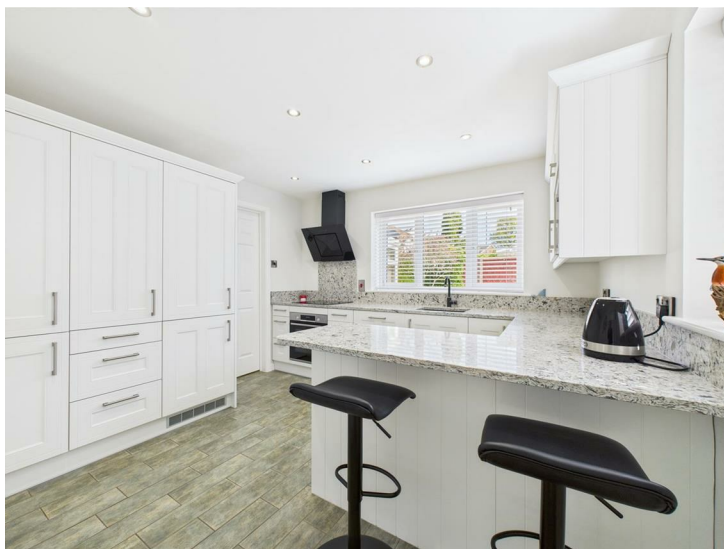
A brick based and UPVC double glazed construction with tile flooring and windows overlooking the beautiful rear garden which is accessed via the French doors.



Quality Fitted Breakfast Kitchen

11'3" x 10'7" (3.44 x 3.24)

Comprising an extensive range of quartz preparation surfaces with matching upstands extending to breakfast bar area, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, Bosch induction hob with stylish extractor hood over and built-in oven and grill beneath, integrated fridge, freezer, dishwasher and Bosch microwave, central heating radiator, feature tile flooring, recessed ceiling spotlighting and double glazed window to side and rear overlooking the garden.



Utility Room

5'2" x 4'7" (1.58 x 1.40)

With large cupboard incorporating worktop, appliance space suitable for washing machine, wall mounted gas fired boiler, panelled sealed unit double glazed and leaded window to side and central heating radiator.

First Floor Landing

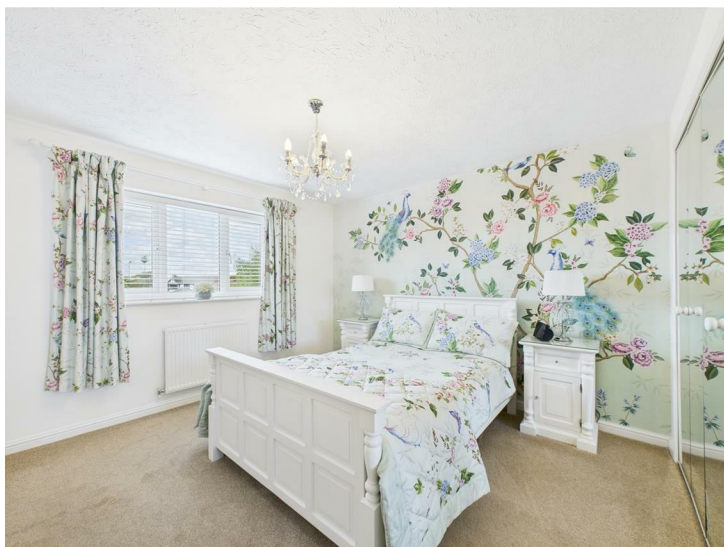
12'0" x 2'9" (3.68 x 0.85)

A semi-galleried landing with access to loft space and useful linen cupboard.

Bedroom One

11'11" x 11'5" (3.64 x 3.48)

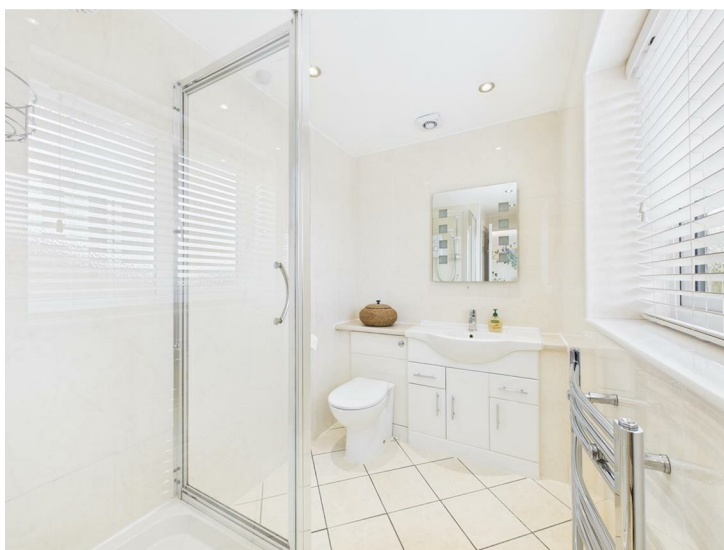
Having a central heating radiator, fitted wardrobes with mirrored doors and double glazed window to front.



Well-Appointed En-Suite Shower Room

11'3" x 5'3" (3.43 x 1.61)

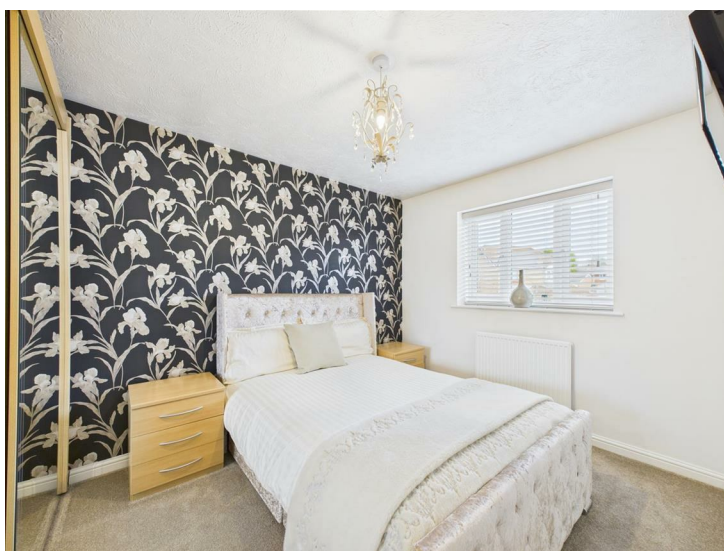
Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard and drawers beneath, shower cubicle with Mira shower, chrome towel radiator, recessed ceiling spotlighting, storage cupboard and double glazed window to front.



Bedroom Two

9'8" x 8'11" (2.97 x 2.73)

With a central heating radiator and double glazed window to rear.



Bedroom Three

8'8" x 8'0" (2.65 x 2.45)

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



Bedroom Four

8'7" x 6'4" (2.64 x 1.95)

With a central heating radiator and double glazed window to rear.



Well-Appointed Bathroom

7'8" x 6'7" (2.34 x 2.01)

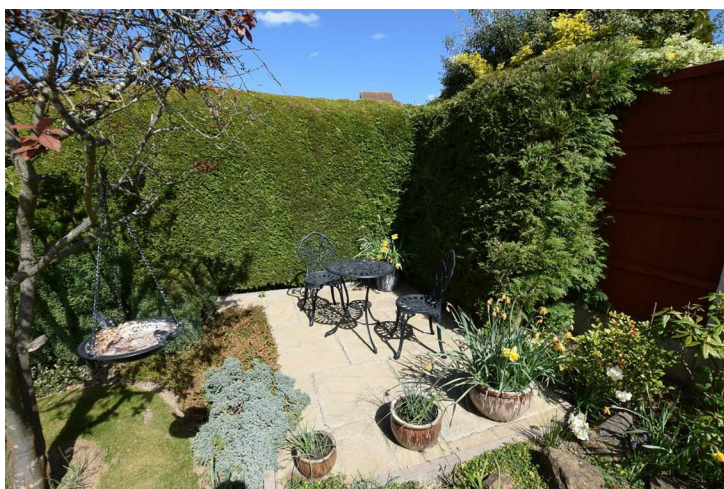
Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard and drawers beneath, bath, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.



Outside

The property sits within a particularly impressive corner plot with gardens to all elevations. To the rear is a beautiful, well-established garden with two separate patio areas, shaped lawn, well-stocked herbaceous borders with rockery edges, plants, shrubs and mature trees. There is a hard standing area behind the garage with a shed. A gate to the side gives access to the front.

To the front and the side of the property there are further lawn sections with herbaceous borders containing plants and shrubs. A particularly large tarmac driveway provides off-road parking for up to four vehicles and gives access to a detached double garage.



Garage

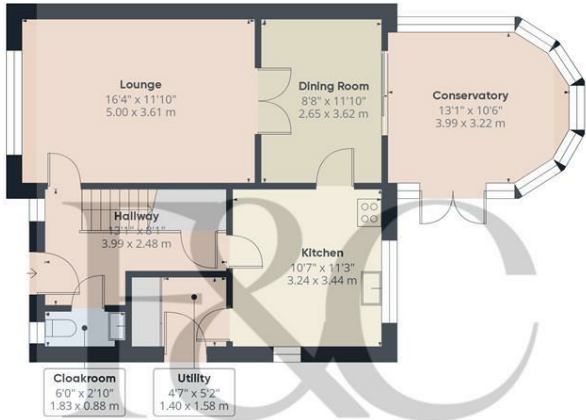
17'2" x 16'8" (5.25 x 5.09)

With power, lighting and twin up and over electric doors.

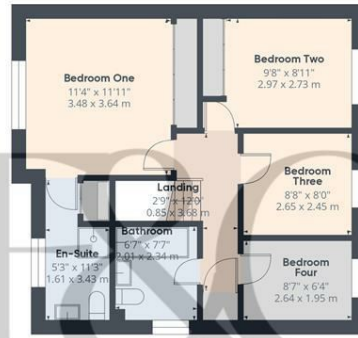


Council Tax Band E





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]
1509.12 ft²
140.2 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.

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

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