

17 Amesbury Lane, Oakwood, Derby, DE21 2LX

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£249,950

Freehold

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- Fully Modernised Accommodation
- Entrance Hall & Fitted Guest Cloakroom
- Fitted Kitchen
- Open Plan Lounge/Dining Room
- Three First Floor Bedrooms
- Well-Appointed Bathroom
- Private Enclosed Rear Garden
- Driveway & Garage with Electric Doors
- Popular Location
- Close to Excellent Amentities





## Summary

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A stylish and well-presented, three bedroom, semi-detached residence occupying a popular location in Oakwood.

This is a superbly presented, modern, three bedroom, semi-detached residence located in popular Oakwood. The double glazed and gas central heated accommodation comprises entrance hall, fitted guest cloak room and spacious open plan lounge/dining room with feature staircase to first floor. The landing leads to two double bedrooms, a single bedroom and a well-appointed bathroom.

The property benefits from a driveway with an attached garage with electric door and a private rear garden.

# F&C



### **The Location**

Oakwood is a very popular suburb of Derby conveniently located for easy access into Derby City centre and the Meteor retail park. Oakwood itself boasts a parade of shops, leisure centre, open green spaces, good schooling and easy access to excellent transport links.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

7'7" x 2'11" (2.32 x 0.89)

A panelled and double glazed entrance door provides access to hallway with central heating radiator and useful cloak cupboard housing the gas fired boiler.

##### **Fitted Guest Cloakroom**

5'4" x 3'2" (1.63 x 0.98)

Appointed with a low flush WC, vanity unit with wash handbasin, central heating radiator and double glazed window to side.

##### **Fitted Kitchen**

7'10" x 7'5" (2.39 x 2.28)

Comprising U-shaped granite effect preparation surfaces with tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and fitted oven beneath, appliance space suitable for fridge freezer and dishwasher, central heating radiator, recessed ceiling spotlighting and double glazed window to front.



### Lounge/Dining Room

17'4" x 14'4" (5.30 x 4.38)

A large, spacious lounge/dining room featuring two central heating radiators, recessed ceiling spotlighting, feature staircase to first floor with glass and wood balustrade, understairs storage cupboard and double glazed window to rear with matching French doors to garden.



### First Floor Landing

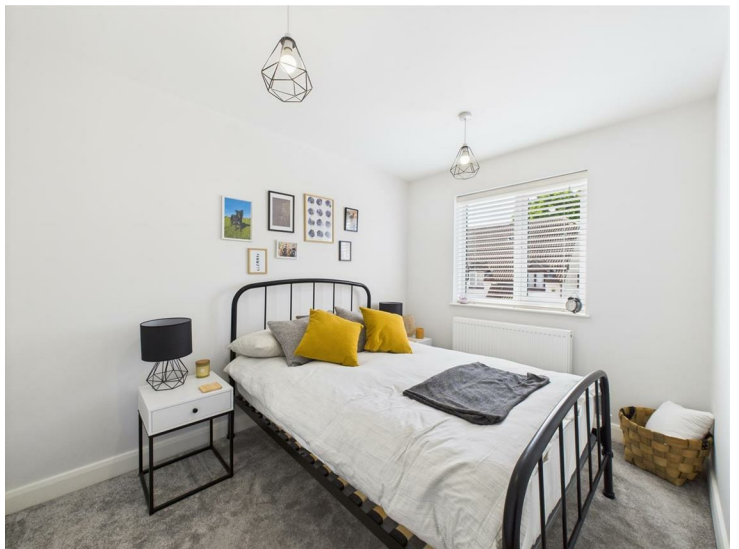
8'2" x 2'10" (2.49 x 0.87)

A semi-galleried landing with feature glass and wood balustrade, access to loft space and double glazed window to side.

### Bedroom One

12'7" x 7'11" (3.86 x 2.43)

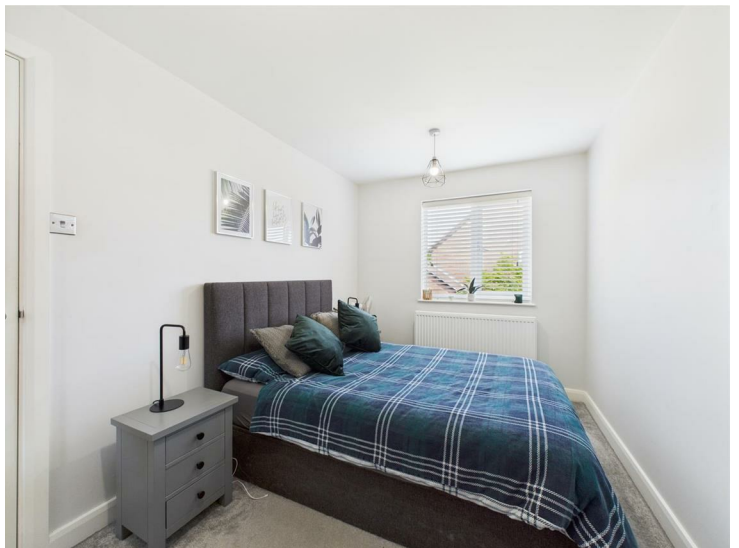
Having a central heating radiator, fitted wardrobe and double glazed window to rear.



### Bedroom Two

10'4" x 7'11" (3.15 x 2.42)

With central heating radiator and double glazed window to rear.



### Bedroom Three

9'2" x 6'3" (2.81 x 1.92)

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



### **Well-Appointed Bathroom**

7'5" x 6'2" (2.27 x 1.88)

Mainly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, storage and cupboards, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and double glazed window to side.





## Outside

To the rear of the property is a pleasant, private garden featuring stone patio, lawn, rockery/brick edged borders containing plants, shrubs and trees. Side access provides access to the garage.

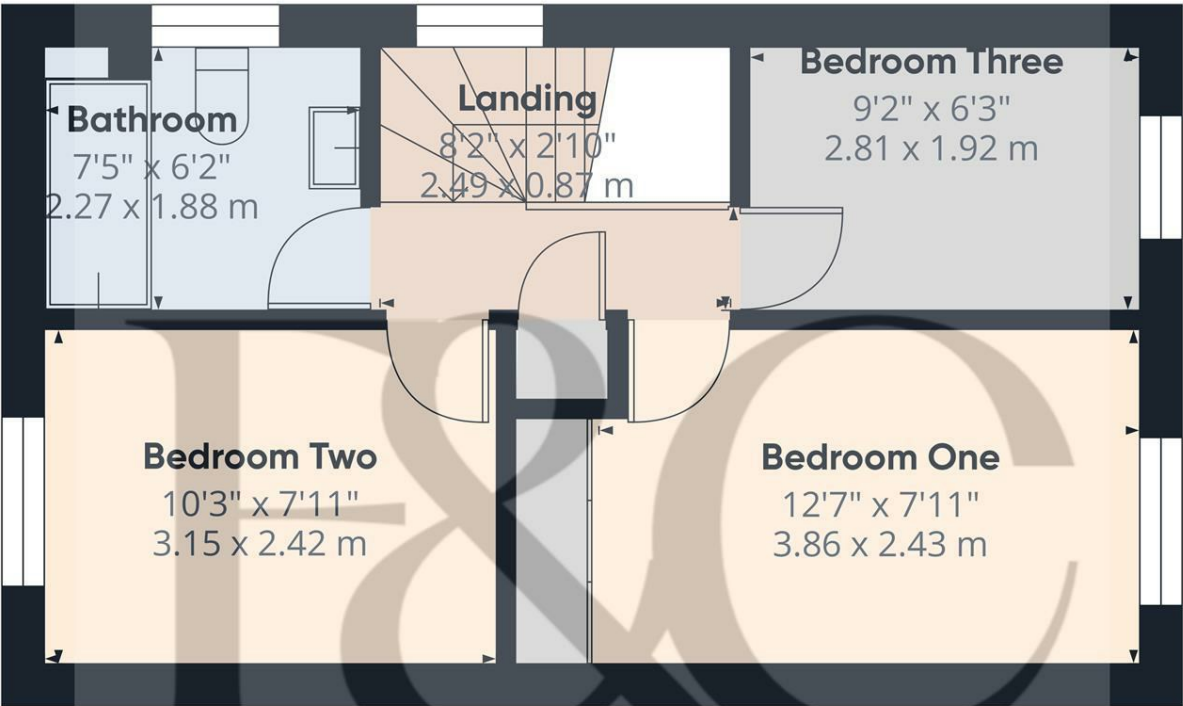
To the front of the property is a low maintenance, gravelled fore-garden with storm porch, adjacent driveway providing off-road parking and access to an attached single garage. There is also ornamental lighting.



## Garage

With power, lighting and electric door.

**Council Tax Band B**



Floor 1

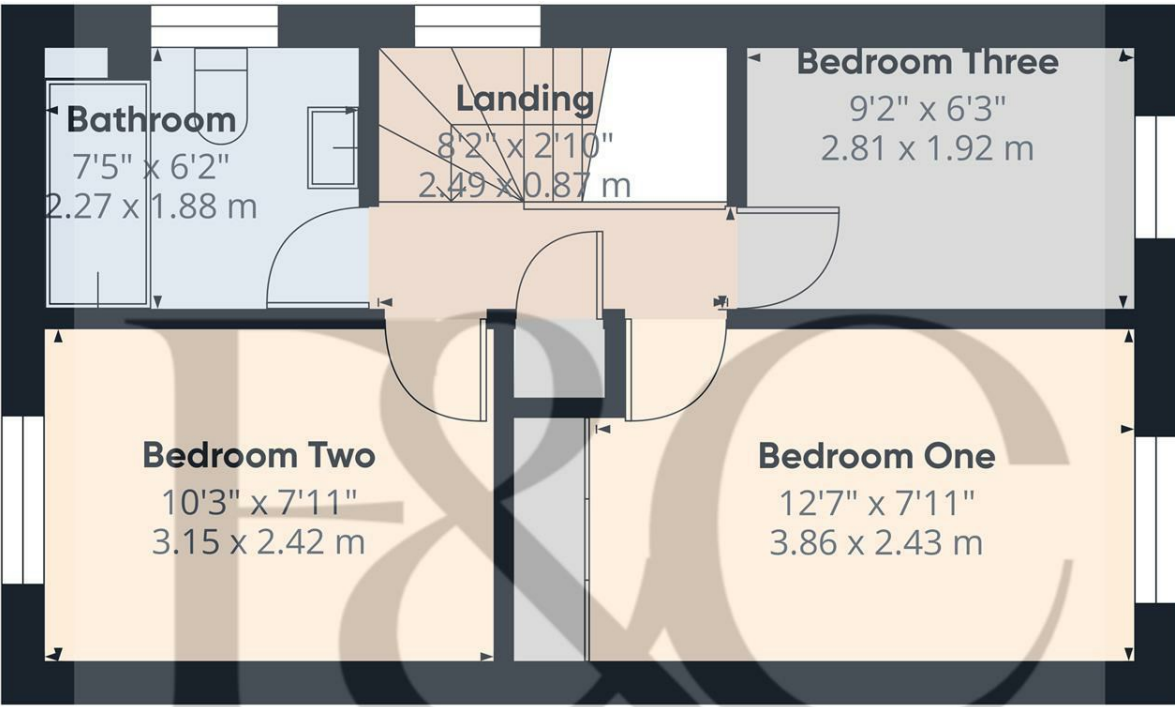
Approximate total area<sup>m</sup>  
323 ft<sup>2</sup>  
30 m<sup>2</sup>

(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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## Energy Efficiency Rating

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

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

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Oakwood  
Derby  
DE21 2LX

Council Tax Band: B  
Tenure: Freehold

