

Fletcher & Company

9 Lucerne Road, Oakwood, Derby, DE21 2XF

Offers Over £400,000

Freehold



- Superbly Presented Throughout
- High Quality Accommodation
- Double Glazed & Gas Central Heated
- Entrance Hall, Fitted Guest Cloakroom & Hobby Room/Office
- Lounge, Separate Dining Room & Fabulous Garden Room
- High Specification Fitted Kitchen
- Principle Bedroom with En-Suite Shower Room
- Three Further Good Size Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Good Size Driveway & Storage Area Within Converted Garaae





Summary

This is a superbly presented, extremely well-maintained, four bedroom, detached residence occupying a popular residential location in Oakwood.

Superbly appointed throughout with double glazing and gas central heating with entrance hall featuring Karndean flooring and this continues throughout the majority of the ground floor, fitted guest cloakroom, lounge with feature fireplace, separate dining room, impressive garden room and high specification fitted kitchen with quartz worktops and some integrated appliances. The garage has been converted with the rear two thirds being a useful gym/office and the front third being a storage space.

The first floor landing leads to a principle bedroom with en-suite shower room, three further good size bedrooms and a well appointed bathroom.

The property is set up behind a tarmac driveway providing ample off-road parking. To the rear of the property is a low-maintenance garden with two extensive stone patios/terraces and artificial lawn.

F&C

The Location

Oakwood is a very popular location, a short distance from Derby City centre, with a regular bus service. Oakwood boasts an excellent shopping area with a varied selection of facilities as well as primary school, leisure centre and walks in surrounding countryside and woodland. There is easy access to a nearby retail park and excellent transport links.

Accommodation

Ground Floor

Entrance Hall

16'4" x 5'7" (5.00 x 1.72)

A panelled sealed unit and double glazed leaded entrance door with double glazed sidelights provides access to entrance hall with central heating radiator, Karndean flooring and staircase to first floor.

Fitted Guest Cloakroom

4'7" x 3'6" (1.41 x 1.07)

Fully wall tiled and appointed with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, oak flooring, chrome towel radiator and double glazed window to side.

Lounge

17'9" x 11'7" (5.43 x 3.55)

Featuring a fireplace with decorative wooden surround, granite hearth and living flame fitted gas fire, two central heating radiators, decorative coving, two TV aerial points, telephone jack point, Karndean flooring, double glazed and leaded window to front.



Dining Room

10'5" x 9'4" (3.20 x 2.86)

With central heating radiator, Karndean flooring and decorative coving.



Garden Room

11'5" x 8'4" (3.49 x 2.55)

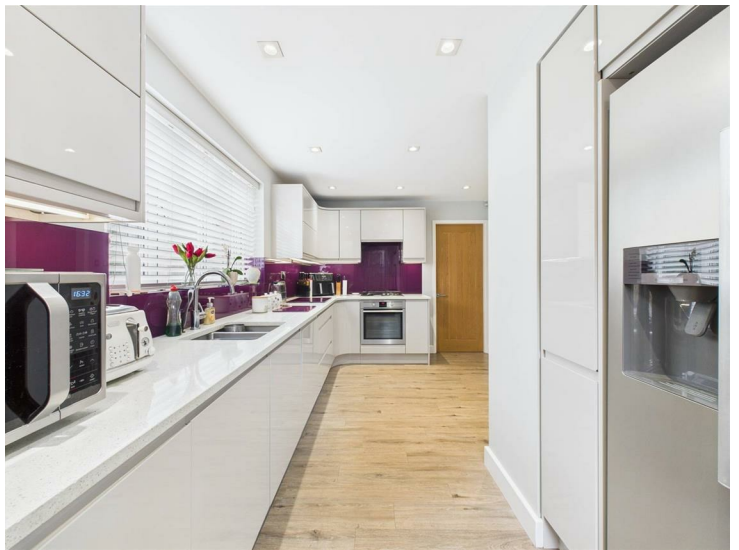
Having an electric heater, TV point, feature high ceiling with recessed ceiling spotlighting, sealed unit double glazed Velux window, Karndean flooring, double glazed windows to rear and side and matching French doors to garden.



High Specification Fitted Kitchen

15'10" x 9'3" (4.85 x 2.84)

Featuring a quartz workshop with the surrounds, inset one and a half sink unit with mixer tap, stylish gloss finish base cupboards and drawers, complementary wall mounted cupboards with down lighting, inset four plate gas hob with extractor hood over and oven and grill beneath, integrated washing machine, tumble dryer and dishwasher, appliance space suitable for American style fridge freezer (available by separate negotiation), stylish floor to ceiling central heating radiator, recessed ceiling spotlighting, Karndean flooring, double glazed window to rear and panelled and double glazed door to side.



Converted Garage

11'3" x 8'4" (3.45 x 2.55)

Formerly used as a hobby room/gym with further door to the front of the garage providing storage.

First Floor Landing

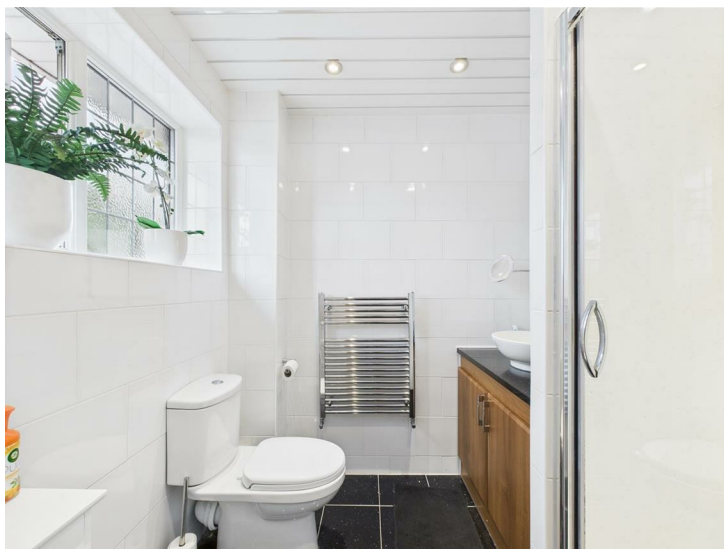
14'1" x 2'11" (4.30 x 0.89)

With access to loft space and door to airing cupboard.

Principle Bedroom

11'9" x 11'1" (3.60 x 3.38)

Having a central heating radiator, fitted wardrobes with sliding doors (some of which are mirrored), further useful storage cupboard and double glazed and leaded window to front.



Well-Appointed En-Suite Shower Room

6'4" x 5'8" (1.95 x 1.73)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and granite worktop with cupboard beneath, large shower cubicle with Mira shower, chrome towel radiator and double glazed and leaded window to front.

Double Bedroom Two

11'3" x 9'3" (3.43 x 2.83)

With central heating radiator, fitted wardrobes with sliding mirrored doors and double glazed window to rear.



Bedroom Three

11'0" x 8'6" (3.37 x 2.60)

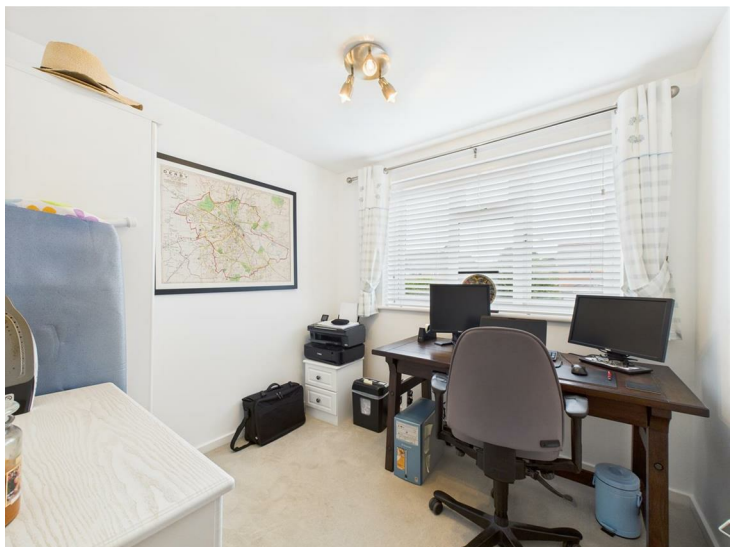
Having a central heating radiator, fitted wardrobes and double glazed and leaded window to front.



Bedroom Four

8'5" x 8'1" (2.58 x 2.48)

With central heating radiator and double glazed window to rear.



Well-Appointed Bathroom

7'11" x 5'7" (2.43 x 1.71)

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



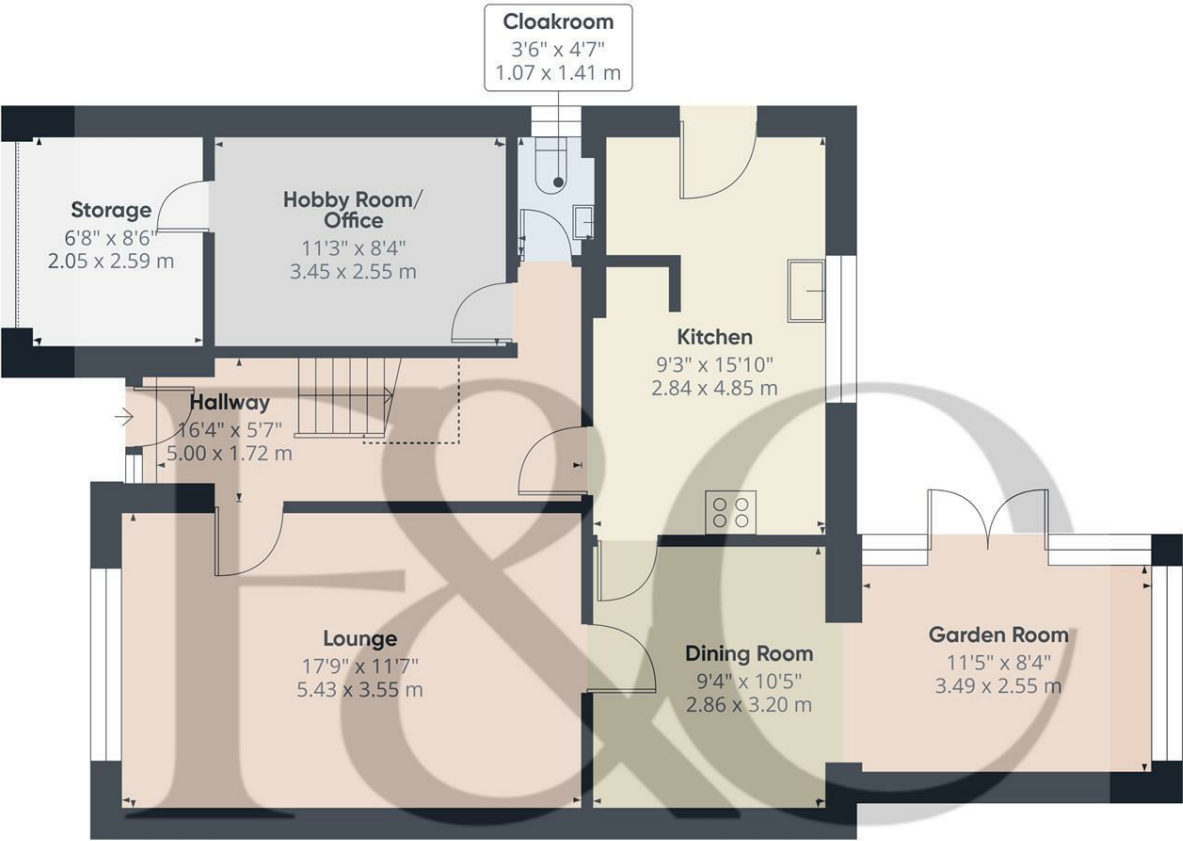
Outside

To the rear of the property is an extensive stone patio/terrace, artificial lawn, further terrace at the foot of the garden, slate chipping and herbaceous borders containing plants and shrubs. The garden is bounded by timber fencing and features outdoor power, cold water outdoor hose tap, CCTV and access down the side to the front of the property via a gate.

To the front of the property is a tarmac driveway providing ample off-road parking and an artificial lawn section.



Council Tax Band D



Floor 0

Approximate total area[®]

830 ft²

77.1 m²

Reduced headroom

10 ft²

0.9 m²

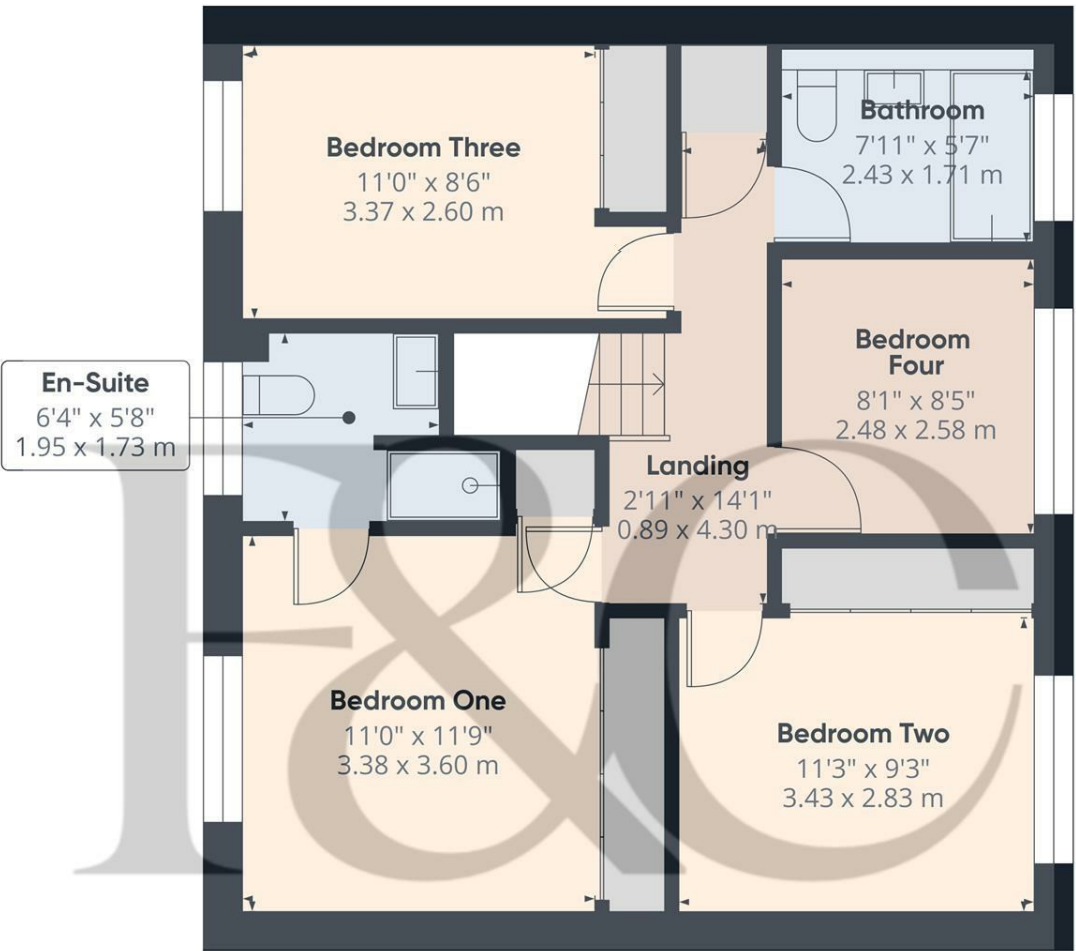
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area[®]

602 ft²

55.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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

