

Smalley Drive

Oakwood, Derby, DE21 2SQ



Immaculate semi detached home set back off the road for privacy, with a good sized fully enclosed and secure garden which is sheltered and very private. The property has a great layout with a cosy lounge and a modern dining kitchen, as well as two double bedrooms and a modern shower room.

£200,000



John German

Set in the perfect location with Smalley Drive parade of shops just 5 minutes walk (according to google*) away with a nearby bus stop and easy access on and off the estate and to the A50/A52. For nature lovers and/or dog walkers, Lime Lane Nature Reserve is also just past the shops with Oakwood Park and Chaddesden Woods also nearby.

Entrance to the property is via a uPVC double glazed entrance door that opens into an entrance lobby with hanging space for coats, stairs rising to the first floor, radiator and a part glazed internal door to the lounge.

The lounge has a uPVC double glazed window to the rear, central heating radiator and a modern wall mounted living flame effect electric fire.

A part glazed door leads off the lounge into a light and bright, double aspect dining kitchen with a uPVC double glazed window overlooking the front garden and a matching fully double glazed sliding patio door that opens out onto the garden. The kitchen area is fitted with a range of modern base and eye level units with under unit lighting and roll edge work surfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, space for fridge freezer and cooker. Wood effect flooring runs through to the dining area with a central heating radiator.

On the first floor stairs lead to a landing with a uPVC double glazed window to the front, with door leading off to the bedrooms and shower room, access to roof space. Bedroom one has a lovely double aspect with uPVC double glazed windows overlooking both the front and rear gardens, and a central heating radiator. Bedroom two has a uPVC double glazed window to the rear, central heating radiator and a deep built-in wardrobe.

The fully tiled shower room has been fitted with a modern three piece suite comprising low flush WC, pedestal wash basin and corner shower enclosure, chrome heated towel rail and a uPVC double glazed window to the rear.

Outside the property is set well back from the road behind a wide grassed area and to the front of the property is a lawned fore garden set with herbaceous shrubs. There is gated access to the side opening into a "L" shaped garden being mainly laid to lawn with a paved patio and 6ft panel fencing with concrete posts and gravel boards to the boundary.

There are three brick garages to the side of the property with off road parking and the middle one belongs to the property. There is a courtesy door from the garage directly into the garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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