

# Alport Heights Drive

Oakwood, Derby, DE21 2AD

John German









A modern dining room with a glass table, pink chairs, and a large window. The room features a light-colored wall with a cracked texture, a gold wireframe clock, and a gold wireframe pendant light. The floor is light grey wood-look laminate. A large window on the right side of the room provides a view of a brick house and a green lawn.

## Alport Heights Drive

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**£270,000**

**Lovely modern house, only just over three years old with a great family friendly layout including a stylish dining kitchen with a full range of integrated appliances and en suite to master. The bedrooms are all beautifully proportioned, no box room here! A perfect first time buy – just move in and relax.**

The property is located on the edge of the development with access directly into Chaddesden Woods which is a gorgeous local nature reserve perfect for families and dog owners, as well as on to the Great Northern Greenway. There are plenty of local amenities including shops and schools as well as great transport links into Derby and further afield via the A610/A38/A52.

Entrance to the property is via an entrance lobby with hanging space for coats and a radiator. An entrance door opens into the main living room that has a uPVC double glazed window to the front, central heating radiator, fitted carpet and a door through to the inner hallway.

Stairs lead off the inner hallway to the first floor whilst internal doors lead to the WC and into the dining kitchen. It also has a fitted carpet and central heating radiator.

The guest's cloakroom is fitted with a low flush WC, wash basin, vinyl flooring and central heating radiator.

The dining kitchen runs along the rear of the property with a uPVC double glazed window and matching French doors overlooking the rear garden. The kitchen is fitted with a range of high gloss base and eye level units with roll edge worksurfaces and matching upstands, inset one and a half bowl stainless steel sink unit, integrated slimline dishwasher, integrated fridge and freezer, a built-in electric oven and four ring induction hob with glass splashback and a stainless steel chimney extractor hood over plus space for a washing machine. The dining area is located in front of the French doors with views over the rear garden, a central heating radiator and vinyl flooring.

Off the inner hall, carpeted stairs lead to the central first floor landing with doors leading off to the bedrooms and family bathroom. It has a built-in over stairs storage cupboard, central heating radiator and fitted carpet.

The master bedroom is a lovely size with two uPVC double glazed windows overlooking the front elevation, fitted carpet and a central heating radiator. The en suite shower room is fitted with a low flush WC, wash basin and a double shower enclosure with glass screen, extensive tiling, vinyl flooring, radiator and a uPVC double glazed window to the front.

Bedrooms two and three are both lovely sized with fitted carpets, central heating radiators and uPVC double glazed windows to the rear.

The stylish family bathroom is a good size having a bath with shower attachment, WC, pedestal wash hand basin and contemporary wall tiling.

Outside the property is set back from the road behind a double width driveway with a lawned garden to the side and a well stocked herbaceous bed under the window. Gated access to the side leads to a fully enclosed rear garden being mainly laid to lawn with a spacious paved patio area ideal for outdoor entertaining.



**Notes:** Please note the seller is related to an employee of John German.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request. There is a maintenance charge, currently £210 per annum.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**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 C

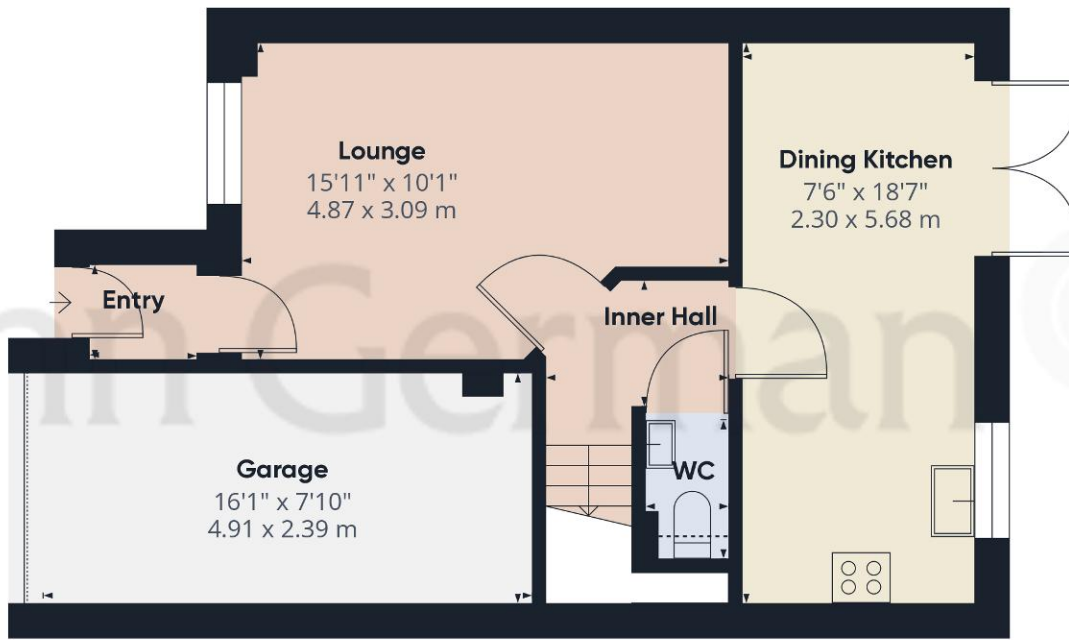
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16092024

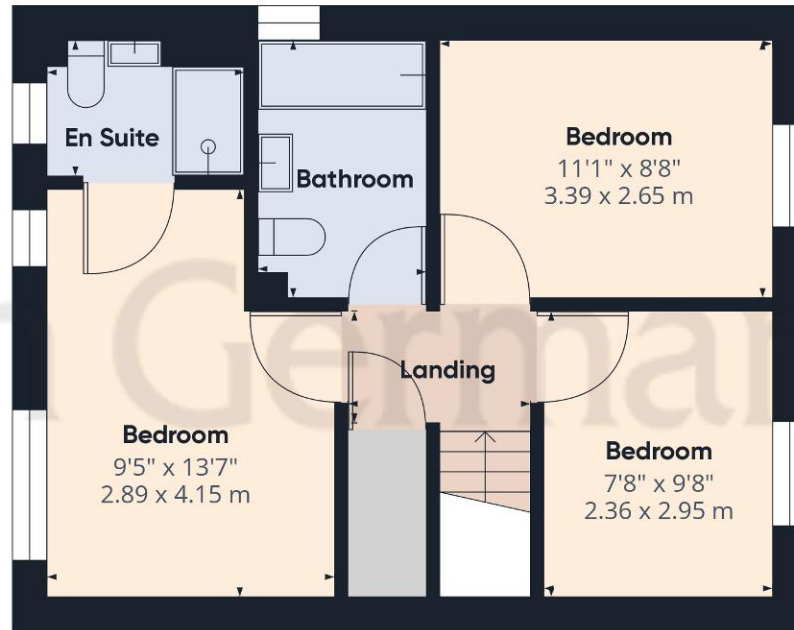
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

895.02 ft<sup>2</sup>

83.15 m<sup>2</sup>

**Reduced headroom**

1.72 ft<sup>2</sup>

0.16 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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## Agents' Notes

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. John German 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.

## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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