

# Hilltop

Oakwood, Derby, DE21 4FX

John   
German





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£269,500

This great family house offers superb potential for anyone looking for a bit of a project, now ready for refurbishment which is why the property is priced so keenly. Very liveable meaning that it can be done room by room if needed. Located close to great amenities and transport links. No chain.

Centrally heated having a new boiler fitted February 2023 with a five year warranty and uPVC double glazed throughout comprising in brief entrance hall, lounge, dining room, kitchen, utility, ground floor WC, four bedrooms, en-suite shower room, family bathroom, integral garage, enclosed rear garden and large driveway.

To describe the property in more detail the entrance hall has built-in storage which also houses the gas meter, uPVC double glazed entrance door and matching window to the front, and door leading into the main living room. The living room has a large uPVC double glazed bow window overlooking the front driveway, ornate fireplace, two central heating radiators, wall lights, stairs to the first floor and an opening through to the dining room. The dining room has French doors opening out onto the garden, a central heating radiator and door through to the kitchen. The kitchen is fitted with a range of base and eye level units with roll edge worktops, inset sink unit with mixer tap, tiled splashbacks, space for appliances, uPVC double glazed window to the rear, matching rear entrance door, radiator and door to utility. The utility room is fitted with a matching base unit, roll edge worktop, wall mounted boiler installed February 2023, and space for appliances. Ground floor WC fitted with a low flush WC and wash basin with tiled splashback.

On the first floor stairs lead to the central landing with doors leading off to the bedrooms and bathroom. The bathroom is fitted with a panelled bath, wash basin in vanity unit with storage beneath, low flush WC, tiled splashbacks, uPVC double glazed window to the rear and central heating radiator. The master bedroom has fitted wardrobes, a uPVC double glazed window to the rear and a central heating radiator. The bathroom has fitted storage as well as a shower enclosure and wash basin set in a vanity unit with plenty of storage beneath, and UPVC double glazed window to the rear. There are three further bedrooms all with central heating and uPVC double glazing.

Outside the property is set well back from the road behind a wide pressed concrete driveway providing off road parking for five or more vehicles as well as access to the integral garage with an up and over vehicular door, power and lighting connected. Double gates to the side of the property allow access to the rear garden and there is room to park a trailer at the side. The rear garden has a large paved patio perfect for outdoor entertaining leading onto a raised lawn.

**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 & 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 D

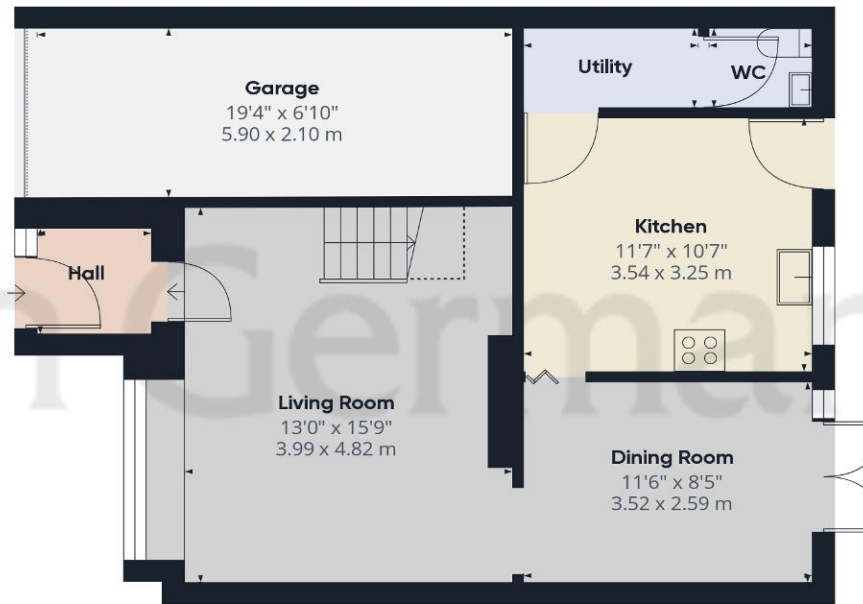
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.derby.gov.uk](http://www.derby.gov.uk)

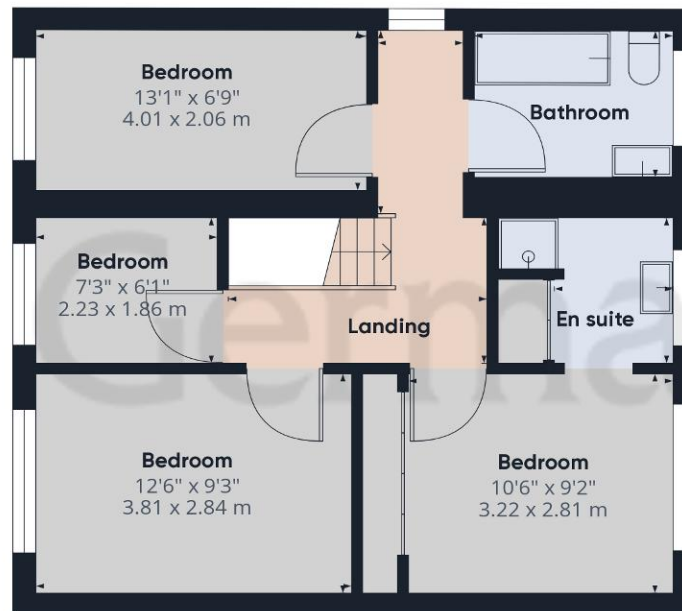
**Our Ref:** JGA/18092024







Ground Floor



Floor 1

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

1183.17 ft<sup>2</sup>

109.92 m<sup>2</sup>

**Reduced headroom**

14.85 ft<sup>2</sup>

1.38 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.

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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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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



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Burton upon Trent | Derby | East Leake | Lichfield  
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