

# Dale Acre Way

Breadsall, Derby, DE21 4UB



“Immaculate feels like brand new”, great layout with a lovely large dining kitchen and an elegant lounge as well as three excellent bedrooms with en-suite to the master bedroom. Located on a sought-after development with easy access into Derby, excellent transport links and local amenities.

£275,000

John German 

Oakwood boasts a good range of local amenities including green spaces, shops and schools as well as great transport links into Derby and further afield via the A610/A38/A52, making it a great choice for first time buyers, couples and families. The property is fully double glazed and centrally heated throughout with a new boiler installed 2022 which is still under warranty. The property is still covered by an NHBC guarantee.

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor and useful understairs storage, wood effect tiled flooring and doors leading off to the ground floor living spaces. The guest WC is fitted with a low flush WC and hand wash basin, having window to the front. The lounge sits to the front of the property with a window overlooking the front garden and a neutral fitted carpet.

The lovely dining kitchen runs across the rear of the property and has been fitted with a stylish range of contrasting cupboards and drawers with plenty of counter space, an inset one and a half bowl sink unit with mixer tap, built-in eye level double oven, four ring gas hob with extractor hood over, integrated fridge, freezer and dishwasher. There is a window to the rear and wood effect tile flooring that runs through to a spacious dining area where there is also a built-in storage cupboard and French doors opening out onto the rear garden.

On the first floor stairs lead to the first floor landing, built-in airing cupboard, window to the side and doors leading off to the bedrooms and bathroom. Bedrooms one and two are both lovely double rooms with wardrobe recesses whilst the master bedroom has an ensuite shower room comprising, low flush WC, wall mounted wash basin and a shower enclosure, extensive tiling to splashback areas, tiled floor and chrome heated towel rail. Bedroom three is a generous single room with room for full sized single bed as well as plenty of space to additional furniture.

The family bathroom is fitted with a full three suite comprising low flush WC, wall mounted wash basin and a panelled bath with shower over and glass screen. Extensive tiling to splashback areas, tiled floor, chrome heated towel rail and window to the rear.

Outside the property is set back from the road behind a lawned front garden with a low hedge boundary. The driveway sits to the side of the house and provides parking for at least two cars. Gated access to the side opens into the fully enclosed rear garden which enjoys an excellent degree of privacy with a paved two paved patio areas, the largest of which sits adjacent to the rear of the house perfect for outdoor dining, whilst the second sits in the far corner to catch the sun as it moves around the garden.

**Agents note:** We understand there is an annual maintenance charge of £128.

**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

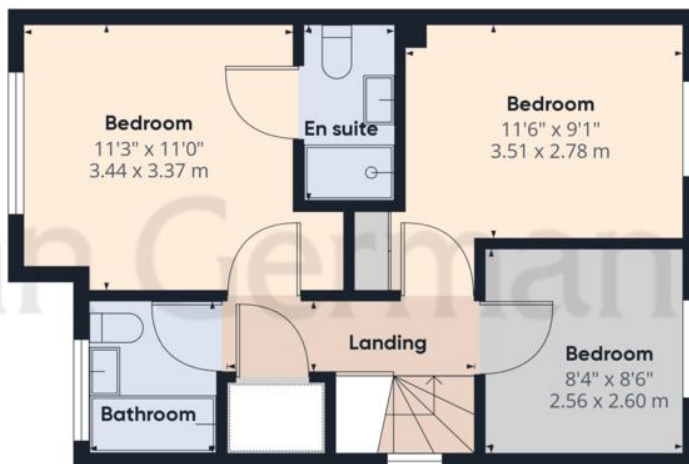
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04102024

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
878.55 ft<sup>2</sup>  
81.62 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 are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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