Shenington Way Oakwood, Derby, DE21 2QE





John German 59

Lovely modern home, located within walking distance of Oakwood Park, Oakwood District Centre and Springwood Leisure Centre. Perfect for first time buyers and young families with a practical modern layout.

Asking Price Of £210,000



Entrance to the property is via a front storm porch which sits over a modern composite entrance door which then opens into an entrance hall with stairs to the first floor, laminate flooring, hanging space for coats and an oak veneer door into the living room.

The living room has a new fitted carpet, coved ceiling and a uPVC double glazed window overlooking the front elevation.

A part glazed oak veneer door leads through to the dining kitchen which is fitted with a matching range of base and eye level units with roll edge worksurfaces, one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in eye level double oven, five ring gas hob with extractor hood over, integrated fridge freezer, plumbing for washing machine and dishwasher, window looking through into the conservatory, vinyl flooring, coved ceiling, built-in understairs storage cupboard and a spacious dining area with patio doors into the conservatory.

The conservatory provides superb additional living space with a panelled roof for added insulation, uPVC double glazed windows, central heating and power connected.

On the first floor stairs rise to a central landing with oak veneer doors leading off. The family bathroom is fitted with a modern three piece suite comprising "P" shaped panelled bath with shower over and glass screen, concealed flush WC and vanity wash basin with cupboard storage beneath, tiling to half wall height (full height over the bath), chrome heated towel rail, extractor fan, wall mounted mirrored medicine cabinet and tiled effect vinyl flooring.

The master bedroom has two uPVC double glazed windows overlooking the front elevation, built-in wardrobes and a built-in storage cupboard. There are two further nicely proportioned bedrooms both overlooking the rear garden.

Outside the property is set back from the road behind a lawned front garden with access to the side of the property to the rear car parking area where there is space to park two cars. The rear garden is fully enclosed and designed for low maintenance with a generous paved patio leading down to a gravelled seating area where there is space for a garden shed. Gated access leads to the parking area.

Extremely convenient location within walking distance of Park View Primary School, Springwood Leisure centre, Oakwood Park, Chaddesden Woods Nature Reserve and Oakwood District Centre which has a great range of shops including a medical centre and a Post Office. There is a regular bus service through the centre of Oakwood and easy access to major commuter routes A38/A50/M1/A52.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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 B

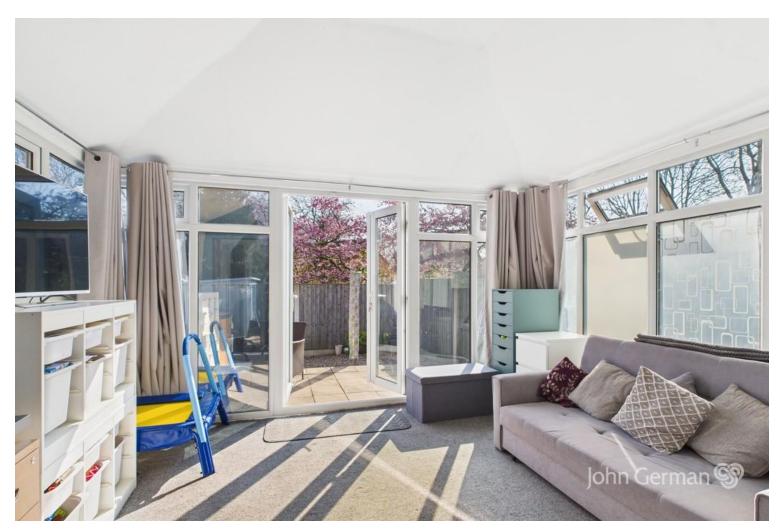
Useful Websites: www.gov.uk/government/organisations/environment-agency www.derby.gov.uk

Our Ref: JGA/28032025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





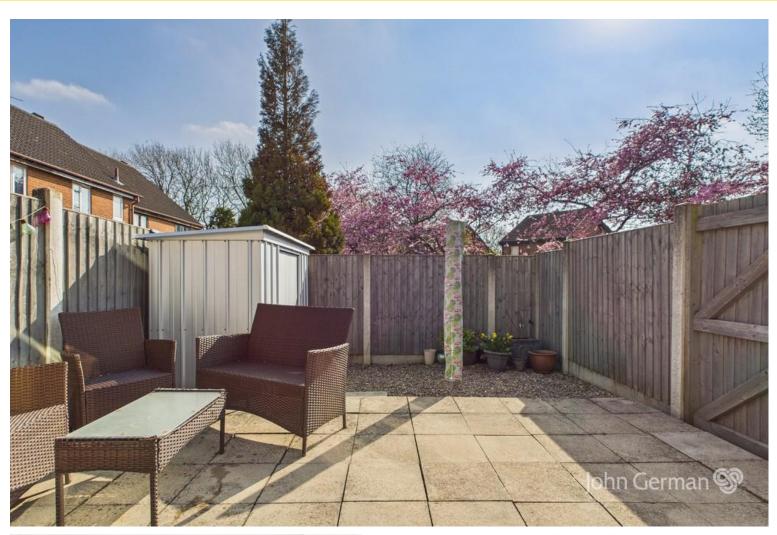








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Agents' Notes

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Money Limited.

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