

Saffron Drive

Oakwood, Derby, DE21 2SW

John
German





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£240,000

A stylish modern semi detached family home occupying a good sized south facing plot with a fabulous garden cabin. Set in a great location close to Oakwood centre. Well presented throughout with generous ground floor living accommodation and three well proportioned bedrooms.



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Entrance to the property is via a canopied storm porch with a composite part double glazed entrance door which opens into an entrance hall, featuring a large full height cloaks cupboard, electric heater and staircase to first floor. The main living room is a generous space with room for soft furnishings as well as a dining table and chairs. The focal point of the room is the feature marble effect fire surround with matching hearth and back plate and electric coal effect living flame fire. There is a UPVC double glazed window to front aspect and a square arch leading to the kitchen.

The kitchen is fitted with a full range of beech wall, base and drawer units with contemporary brushed chrome handles and quartz effect laminated work surfaces, matching splashbacks, inset four ring induction hob with electric fan assisted double oven and grill, space for fridge freezer and washing machine, canopy extractor hood with down light and under cupboard halogen down lights. A UPVC window overlooks the garden and there is a ceramic tiled floor throughout. In the dining end, is a further run of contrasting base units with roll edge worktops above, space for a table and chairs if desired and UPVC double glazed sliding doors giving access to the garden.

On the first floor, stairs lead to a central landing with access to a boarded roof space and an airing cupboard (housing the pre insulated cylinder). There are two double bedrooms and a good sized third single bedroom, all served by a refitted shower room comprising double shower, low flush WC and pedestal wash basin, heated towel radiator, uPVC double glazed window to the rear and extensive tiling.

Outside, to the front of the house is an open plan shrubbed foregarden with adjacent driveway giving car standing space for two/three cars. A wrought iron access gate leads to a pathway which in turn leads to the private south facing rear garden, enclosed by close panel fencing and laid to lawn with a full width patio area and a decked seating area, cold water tap and timber potting shed. At the end of the garden is a large garden cabin, insulated and plastered with power and lighting, currently used as an outside entertainment space.

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: Electric

(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

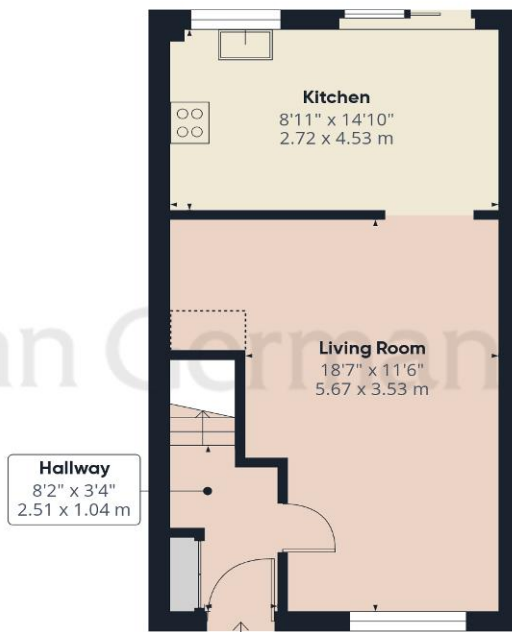
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25112025

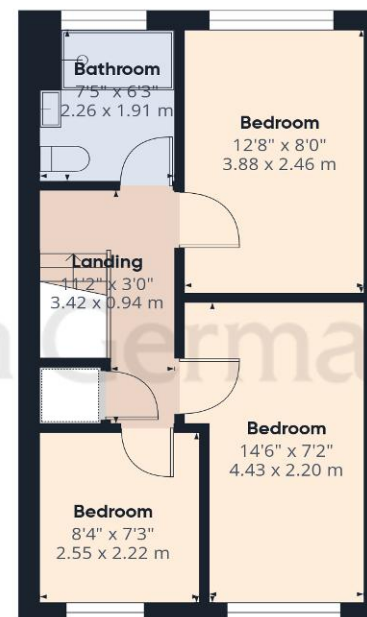
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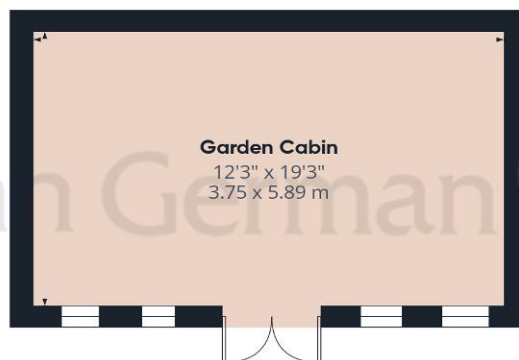




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1009 ft²

93.9 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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.

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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		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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