

# Applegate Close

Oakwood, Derby, DE21 2SL

John   
German





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Offers in the Region of £375,000



Really beautiful family home set in a quiet cul-de-sac location with a spectacular private landscaped rear garden with an outdoor bar and covered seating area. Spacious and flexible ground floor accommodation with a lovely dining kitchen, lounge, large conservatory and a second reception room perfect for a play room or home office. There are four well proportioned first floor bedrooms with ensuite to master and family bathroom.

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.

Entrance to the property is via a uPVC double glazed entrance door with storm canopy over leading into the entrance hall which has doors leading off to the main ground floor living spaces, stairs to the first floor and a guest cloaks/WC refitted with a low flush WC and a vanity wash basin with under unit storage, PVC panelling to half wall height and window to the front. The formal dining room/playroom or home office has a lovely bay window overlooking the front elevation, laminate flooring and a coved ceiling. The lounge sits to the rear with a feature fireplace with living flame effect gas fire, "Adam style" fire surround and hearth, coved ceiling and French doors leading through to the conservatory. The large brick built conservatory has warm roof cladding, installed for extra insulation. UPVC double glazed windows overlook the rear garden with French doors, power and lighting connected. Completing the ground floor accommodation is a lovely dining kitchen fitted with an extensive range of base and eye level units with display shelving and under unit lighting, roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, tiled floor with underfloor heating, ceiling spotlighting, spaces for a range cooker and American style fridge freezer with integrated dishwasher. Added to the end of the kitchen is a lovely conservatory extension making a lovely dining area with warm roof cladding, windows and French doors opening onto the rear garden.

Stairs lead to a central landing with doors off to the bedrooms and family bathroom. The bathroom is fully tiled and fitted with a full three piece suite comprising low flush WC, pedestal hand washbasin and panelled spa bath with body jets and shower over with glass screen, chrome heated towel rail, uPVC double glazed window to the rear, tiled floor. The master bedroom has mirror fronted wardrobes and a window overlooking the front elevation. The ensuite shower room is fitted with a full three piece suite comprising low flush WC, corner shower enclosure, wash basin set on vanity wash stand with cupboard storage under, extensive ceramic tiling, ceramic tiled floor and window to the front. Bedroom two has curtained hanging storage and a window overlooking the rear garden. Bedroom three has a built-in double wardrobe with sliding doors and window to the rear. Bedroom four also has a double built-in wardrobe and window to the front.

Outside to the front of the property is a double width tarmaced driveway providing off road parking for up to four vehicles and access to the integral garage with up and over vehicular door. Lawned front garden with specimen trees and shrubs. Gated access to the side of the property leads to a spectacular private rear garden screened by mature trees. Being mainly laid to lawn with timber decked seating, small ornamental fishpond with water feature, pergola and herbaceous beds and borders. The garden has a fabulous bespoke outdoor bar with a cosy covered seating area with power and lighting connected. There is outdoor lighting around the garden and to the sheds to the side of the property. There are two useful sheds that have been connected into one providing great storage.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

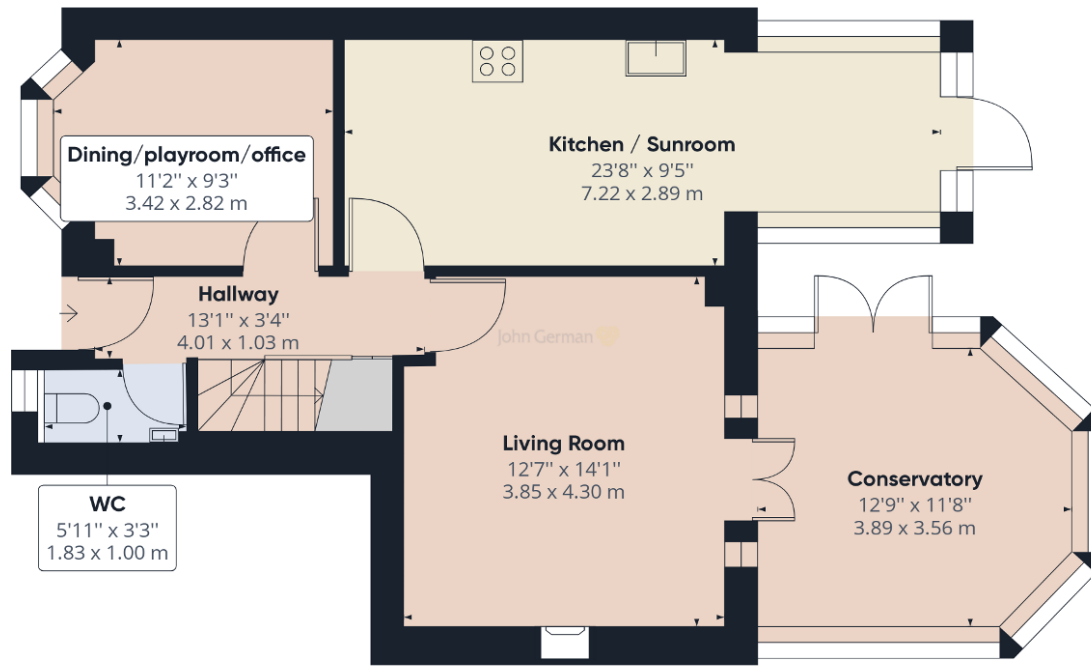
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/29062023

**Local Authority/Tax Band:** Derby City Council / Tax Band D





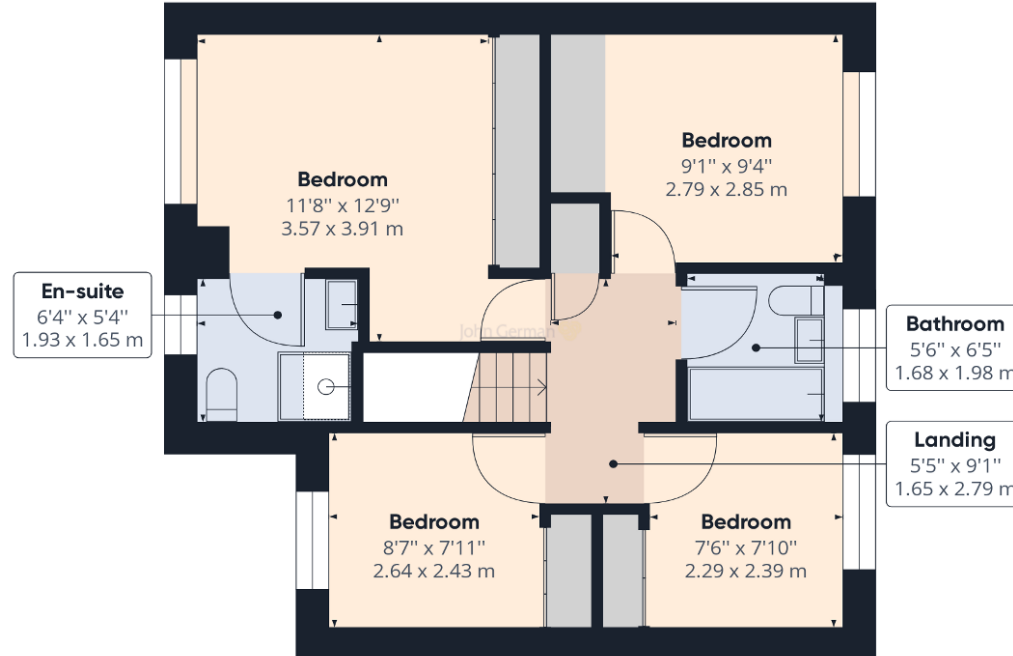


Ground Floor

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

1257.85 ft<sup>2</sup>

116.86 m<sup>2</sup>



Floor 1

(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.

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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

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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