



## 16 Fieldgate Drive, Oakwood, Derby, DE21 2PL

**£439,950**



A highly impressive and beautifully presented four bedroom detached residence of immense quality enjoying a delightful position with double garage.





# 16 Fieldgate Drive, Oakwood, Derby, DE21 2PL

£439,950



## DIRECTIONS

From Bishops Drive turn onto Somerby Way, left at the junction onto Spindletree Drive then second left into Fieldgate Drive where the property will be found towards the top of the cul-de-sac on the right.

This excellent family home includes both UPVC double glazed windows and doors along with gas central heating and briefly comprises, formal entrance hallway, cloakroom, formal lounge with gas fire and sliding patio doors, luxury appointed living dining kitchen with integrated appliances and quality Quartz work surfaces and a matching utility room. To the first floor a semi-galleried landing with store cupboards leads to four well proportioned bedrooms, the main with quality en-suite and finally a beautifully appointed family bathroom.

Externally the property enjoys a deep lawned frontage and driveway with plentiful parking leading to a detached double garage. The rear garden being delightfully enclosed with planted borders, lawns, paved seating area, patio and pathways, all of which offering a high degree of privacy.

Oakwood is a highly popular suburb close to the city of Derby with excellent local amenities and facilities including, shops, schools, leisure centre, park, public houses and cafe. An excellent family location.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALLWAY

Entering the property through a UPVC double glazed door into a highly impressive hallway with a Karndean-style herringbone flooring, stairs to first floor, radiator and two set of twin-opening wooden and glazed doors into the kitchen and:

#### LOUNGE

17'9" x 13'7" max (5.41m x 4.14m max)  
A beautifully presented formal lounge enjoying a dual aspect having a UPVC double glazed window to the front elevation and sliding patio doors to the rear, modern recessed gas fire with attached minimalist surround and hearth, media connections, radiator.

#### DINING KITCHEN

21'7" x 9'6" (6.58m x 2.90m)  
Occupying the full depth of the house also with a dual aspect having UPVC double glazed windows to the front and rear elevation and with the same herringbone floor throughout continuing from the hallway, inset ceiling spotlights.

The kitchen is fitted with a quality range of wall and base units with matching cupboard and drawer fronts with integrated handles, Quartz work surfaces and matching

splashback also with a feature mirror panel, recessed sink, electric oven and microwave, integrated dishwasher and wine cooler, electric hob with extractor fan over.

The dining area has ample space for a dining table and chairs, media connections and vertical designer radiator.

### UTILITY ROOM

8' x 6'5" (2.44m x 1.96m)

Fitted with the same style of cupboards as the kitchen having a tall pantry cupboard, integrated fridge freezer and space for two laundry appliances, Quartz work surfaces, door to hallway and garden, vertical towel radiator.

### CLOAKROOM

Low level WC and wash basin sat on a vanity unit, tiled floor, UPVC double glazed window and radiator.

## FIRST FLOOR

### LANDING

An attractive semi-galleried landing area having a rear facing UPVC double glazed window, built in cupboard housing a modern combination boiler and providing storage space, second store cupboard and loft access.

### BEDROOM ONE

14'8" x 11'1" (4.47m x 3.38m)

A very spacious main bedroom with ample space for a large bed, wardrobes and furniture etc, the room also features a pleasant sloping ceiling with centrally positioned UPVC double glazed window, radiator.

### EN-SUITE

6'8" x 5'1" (2.03m x 1.55m)

Beautifully appointed with a walk in shower





enclosure with recessed drain and glazed screen, attractively tiled floor and walls, wash basin sat on a vanity unit, low level WC, UPVC double glazed window, towel radiator and inset ceiling spotlights.

### **BEDROOM TWO**

10'7" x 9'8" (3.23m x 2.95m)

Enjoying fitted wardrobes, overbed cabinets and dressing table, this spacious double bedroom enjoys a pleasant rear outlook through a UPVC double glazed window, radiator.

### **BEDROOM THREE**

10'8" x 7'11" (3.25m x 2.41m)

A generous bedroom having a front facing UPVC double glazed window and radiator.

### **BEDROOM FOUR**

9'7" x 6'19" (2.92m x 1.83m)

A generous fourth bedroom or study having a front facing UPVC double glazed window and radiator.

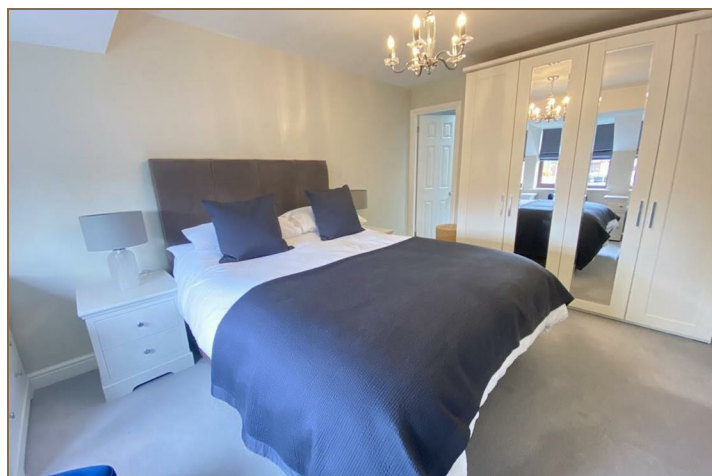
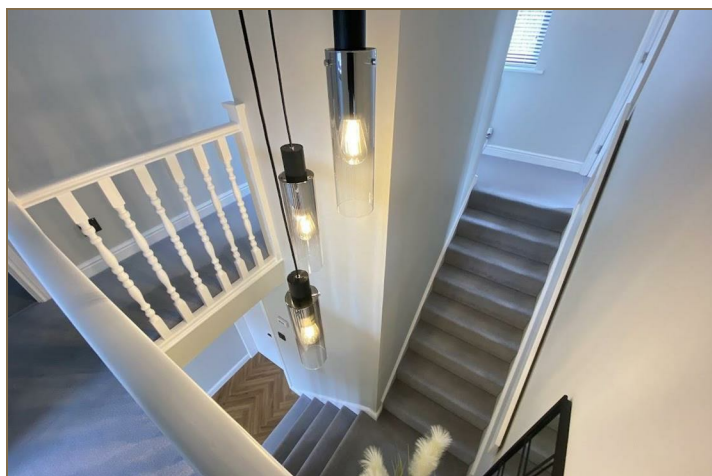
### **BATHROOM**

6'9" x 5'5" (2.06m x 1.65m)

The main bathroom is stylishly fitted and beautifully tiled comprising a deep bath with chrome shower over, wash basin and WC both neatly fitted into a vanity store unit, UPVC double glazed window and towel radiator.

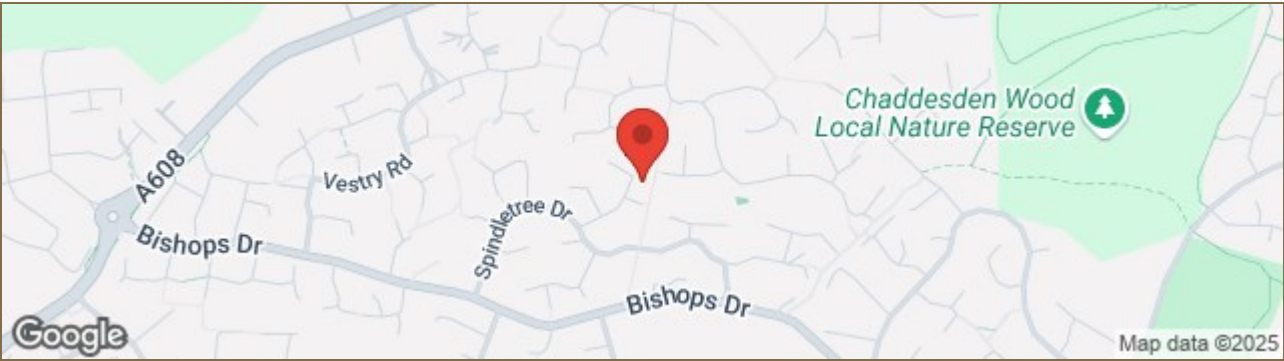
### **OUTSIDE**

Externally the property enjoys a deep lawned frontage and driveway with plentiful parking leading to a detached double garage. The rear garden being delightfully enclosed with planted borders, lawns, paved seating area, patio and pathways, all of which offering a high degree of privacy.

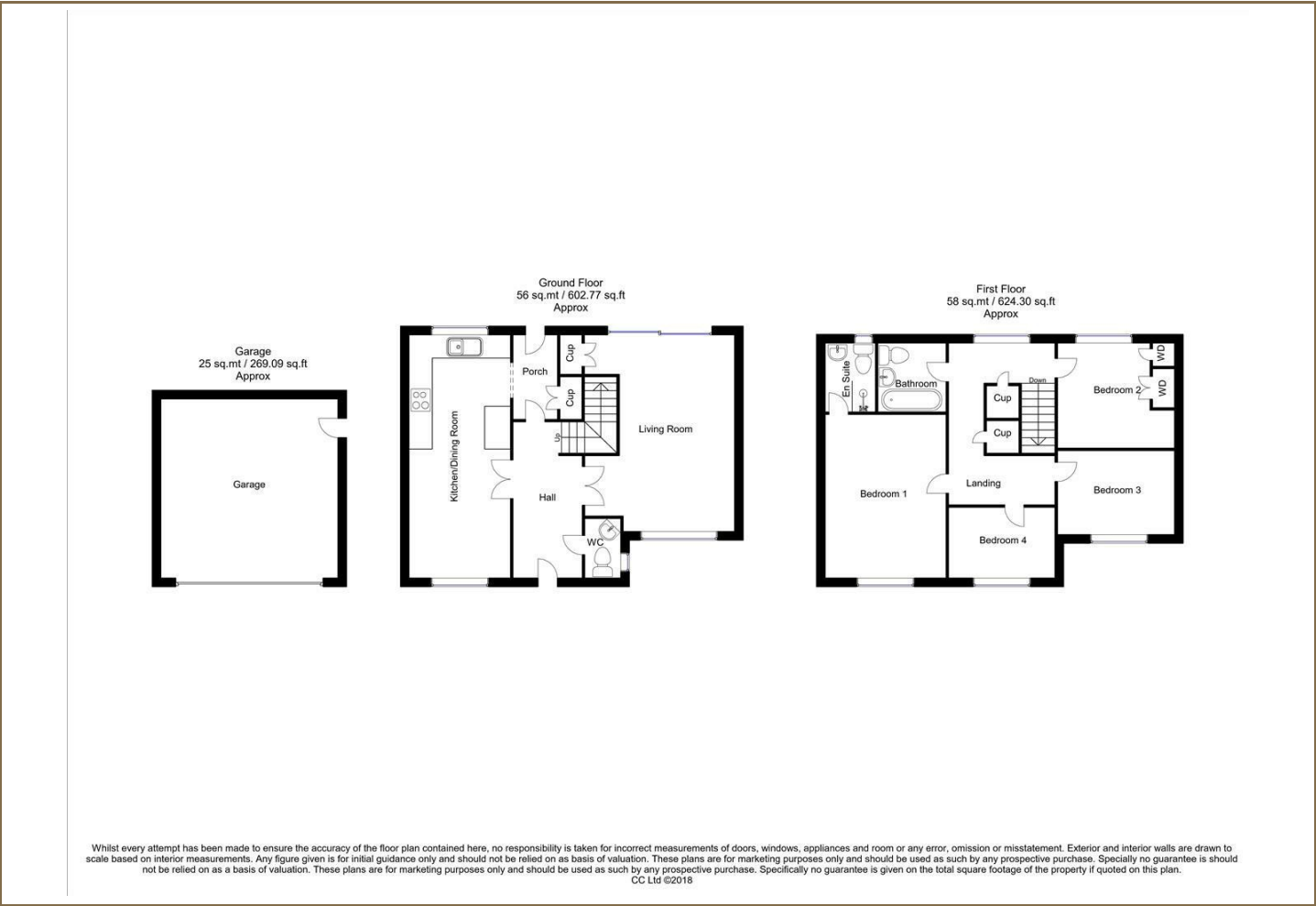




## Road Map



## Floor Plan

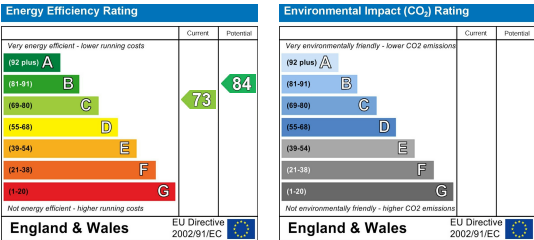


## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Energy Efficiency Graph



[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)