



58 Silverburn Drive, Oakwood, Derby, DE21 2JJ

£200,000



A smartly presented two bedroom semi-detached property enjoying a pleasant position overlooks an open green space in this ever popular residential location.



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DIRECTIONS

Approaching the property from Bishops Drive, turn left at the island onto Springwood Drive, then first left into Silverburn Drive where the property will be found a short distance on the left immediately after the Opal Close junction.

The gas centrally heated (modern Worcester combination boiler) and UPVC double glazed accommodation comprises, entrance hallway with stairs to the first floor, spacious lounge with deep bay window and understairs store cupboard, dining kitchen with plentiful units and breakfast bar. To the first floor a landing with store cupboard leads into the spacious main bedroom with pleasant outlook, wardrobe recess and built in cupboard, generous second bedroom and nicely appointed bathroom with shower over bath.

Externally the property has a pleasant enclosed garden with patio, lawn, shed and side gate. Front corner gardens, covered storm porch and driveway positioned to the rear side provides off road parking.

The property is located to the main district shopping area with grocery store, post office and cafe. Within Oakwood are also a nearby leisure centre, park and popular public houses. There is a frequent public transport service running into the city centre.

ACCOMMODATION

HALL

Entering the property through a UPVC double glazed door, stairs to first floor, space for coats and shoes, door into:

LOUNGE

15'7" x 9'6" (4.75m x 2.90m)

Deep UPVC double glazed bay window, laminate flooring, fireplace with gas connection, media connections, deep understairs storage, radiator.

KITCHEN DINER

12'8" x 8'1" (3.86m x 2.46m)

Full range of fitted wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, integrated electric oven, gas hob and extractor fan over, space for a washing machine and fridge freezer, matching breakfast bar, vinyl flooring, radiator, UPVC double glazed window and door to garden. A modern Worcester combination boiler is concealed within a wall unit.

FIRST FLOOR

LANDING

Loft access, side UPVC double glazed window and store cupboard.

BEDROOM ONE

12'8" x 10'4" (3.86m x 3.15m)

UPVC double glazed window to the front elevation enjoying a pleasant aspect over a green space, wardrobe recess, built in cupboard and radiator.

BEDROOM TWO

10'10" x 6'2" (3.30m x 1.88m)

A second generous bedroom with wardrobe recess, rear facing UPVC double glazed window overlooking the garden, radiator.

BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

Fitted with a three piece white suite comprising a panelled bath with mains shower over, wash basin and WC, nicely tiled walls, UPVC double glazed window, radiator, extractor fan and shaver point.

OUTSIDE

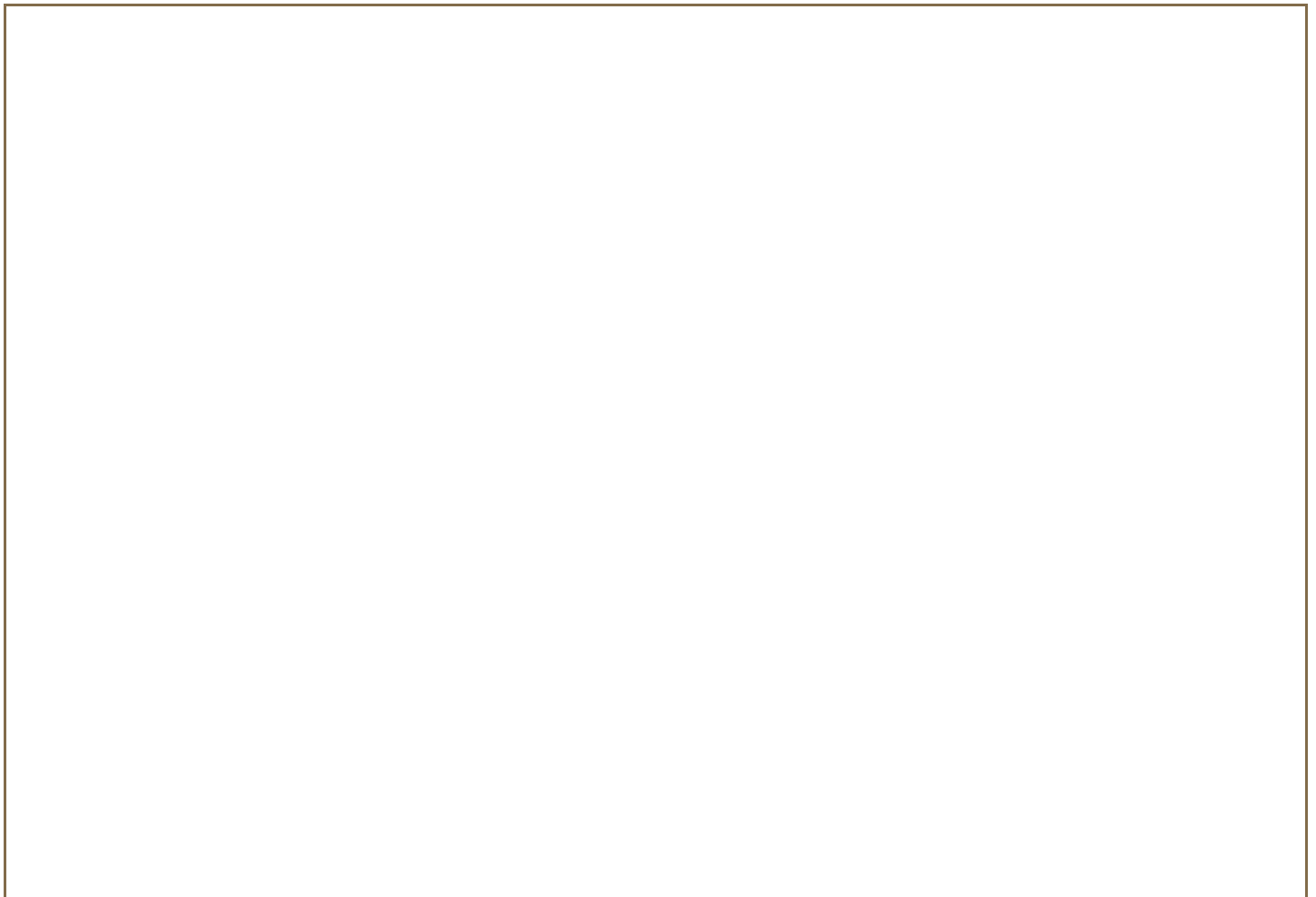
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Road Map



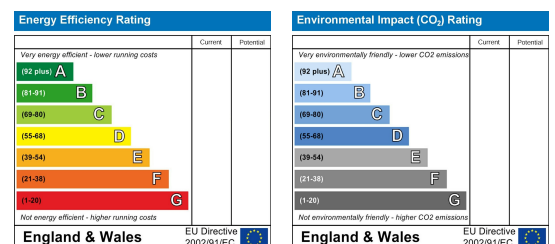
Floor Plan



Viewing

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

Energy Efficiency Graph



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