



## 8 Alderley Court, Oakwood, Derby, DE21 2NL

Offers In The Region Of  4  2  3  C  
**£379,950**

Situated in the heart of Oakwood, within easy reach of local amenities, this is a spacious four bedroom detached house which benefits from gas central heating, double glazing and delightful gardens.



# 8 Alderley Court, Oakwood, Derby, DE21 2NL

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## DIRECTIONS

Enter Oakwood along Bishops Drive and at the roundabout turn left onto Springwood Drive, continue past the leisure centre and turn right onto Winchcombe Way and left onto Alderley Court where the property is situated at the end of the cul-de-sac clearly identified by our "For Sale" board.

Internally the well laid out accommodation briefly comprises an entrance porch, hallway with staircase leading to the first floor and ground floor cloakroom, large lounge and double glazed conservatory overlooking the delightful rear garden which is a particular feature of the house. The ground floor is further complemented by a dining room, kitchen with integrated appliances and utility room with door to the rear. The ground floor has a study which could be used as a further bedroom if required. To the first floor are four good sized bedrooms, the master bedroom with en-suite facility and there is a family bathroom with shower.

Outside the property benefits from a beautifully landscaped garden to the rear which boasts a resin gravel patio area, artificial lawn and well stocked borders with mature trees and flowers. A pathway leads down to an arbour and there is an additional seating area at the bottom of the garden which is covered. To the side of the house is a large space with artificial lawn and greenhouse as well as personal door to the

garage. The property is approached via a shared driveway and there is a block paved driveway with car standing for several vehicles and access to a double garage with two up and over doors.

Oakwood is a highly attractive residential location owing to its superb range of local amenities including shops, pubs, restaurants and leisure centre. The property is in the catchment area of the much sought after Parkview School and the vibrant city centre of Derby is a short distance away.

The property is within easy reach of the A52 giving access to the A50 and M1 corridor making it an ideal choice for commuters.

This well presented family home should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE PORCH

With double glazed windows overlooking the front elevation and tiled floor. Inner double glazed door into:

### HALLWAY

Spacious hallway with staircase leading to the first floor, radiator and an open storage area beneath the stairs. Double glazed window to porch and storage cupboard.

## CLOAKROOM

With low level WC, wash hand basin, frosted double glazed window and heated towel rail.

## LOUNGE

19'5" x 11'1" (5.92m x 3.38m)

The large bright and airy lounge has a window overlooking the front elevation, two radiators and feature fireplace with coal effect gas fire set within a decorative wooden surround. Access to:

## CONSERVATORY

11' x 9'7" (3.35m x 2.92m)

The double glazed conservatory is a beautiful addition to the property and enjoys delightful views over the rear garden. The space has a double glazed door to the rear, tiled floor, electric heater, ceiling fan, power and light so that the room can be used all year round.

## DINING ROOM

12'9" x 9'4" (3.89m x 2.84m)

With double glazed window to the rear and radiator.

## UTILITY ROOM

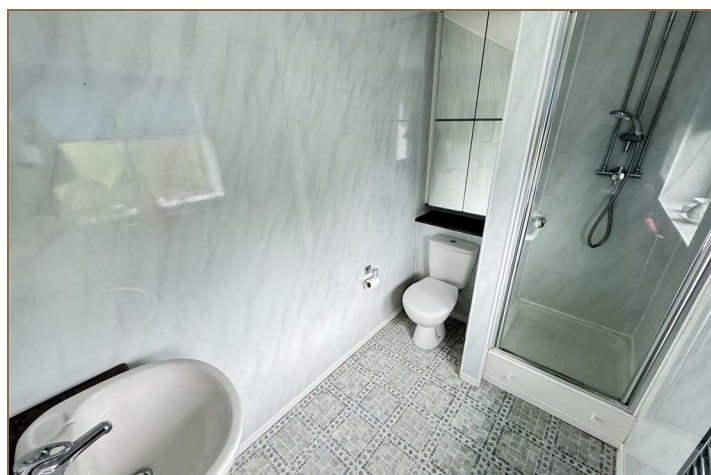
5'5" x 5'1" (1.65m x 1.55m)

With work surface/preparation areas, wall and base cupboards, space for washing machine and door leading to the side elevation. Wall mounted boiler providing domestic hot water and central heating. Access to:

## KITCHEN

8'8" x 10'4" (2.64m x 3.15m)

With a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor over. The kitchen has a sink unit with drainer beneath a double glazed window overlooking the rear elevation and there is space for a fridge, integrated dishwasher, small breakfast with space for stool beneath and door leading to the dining room.



## STUDY/BEDROOM FIVE

9'2" x 8'4" (2.79m x 2.54m)

This room, used by the current vendors as a study, has two double glazed window to the front elevation, open shelving and radiator.

## TO THE FIRST FLOOR

## SPACIOUS GALLERIED LANDING

### BEDROOM ONE

11'7" x 12'9" (3.53m x 3.89m)

(Maximum measurement)

With double glazed window to the rear elevation, wardrobe with mirrored front and radiator.

### EN-SUITE

8'10" x 5'2" (2.69m x 1.57m)

(Maximum measurement)

With low level WC, wash hand basin and shower cubicle with glazed screen and heated towel rail.

## BEDROOM TWO

### BEDROOM AREA

10'7" x 9'1" (3.23m x 2.77m)

With two double glazed windows and radiator.

### DRESSING AREA

4'11" x 6'10" (1.50m x 2.08m)

(Measurement taken to the front of the wardrobes and cupboard)

With wardrobe, storage cupboard and open plan access to:

### BEDROOM THREE

12'3" x 8'9" (3.73m x 2.67m)

With double glazed window and radiator.

### BEDROOM FOUR

8' x 6'11" (2.44m x 2.11m)

With double glazed window and radiator.



## **FAMILY BATHROOM**

8' x 6'8" (2.44m x 2.03m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, complementary tiling and frosted double glazed window.

## **OUTSIDE**

Outside the property benefits from an excellent garden to the rear which is a particular feature of this family home. There is a large resin gravel patio area which borders an artificial lawn. The garden is further complemented by well stocked mature borders with shrubs, flowers, trees and plants and a pathway leads to a wooden seating area which is further complemented by an outdoor table with cover situated at the bottom of the outdoor space. To the side of the house there is a large area with further artificial lawn, greenhouse and personal door to the garage.

To the front elevation the property is approached via a shared driveway and there

is a block paved drive with car standing for several vehicles. The front is boarded by well stocked borders and there is gated access to the side elevation. Access to:

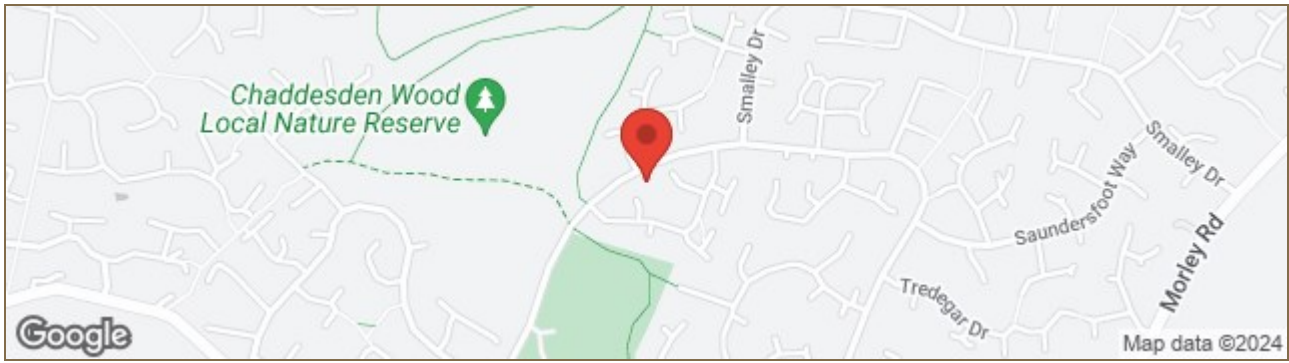
## **DOUBLE GARAGE**

16'9" x 18'9" (5.11m x 5.72m)

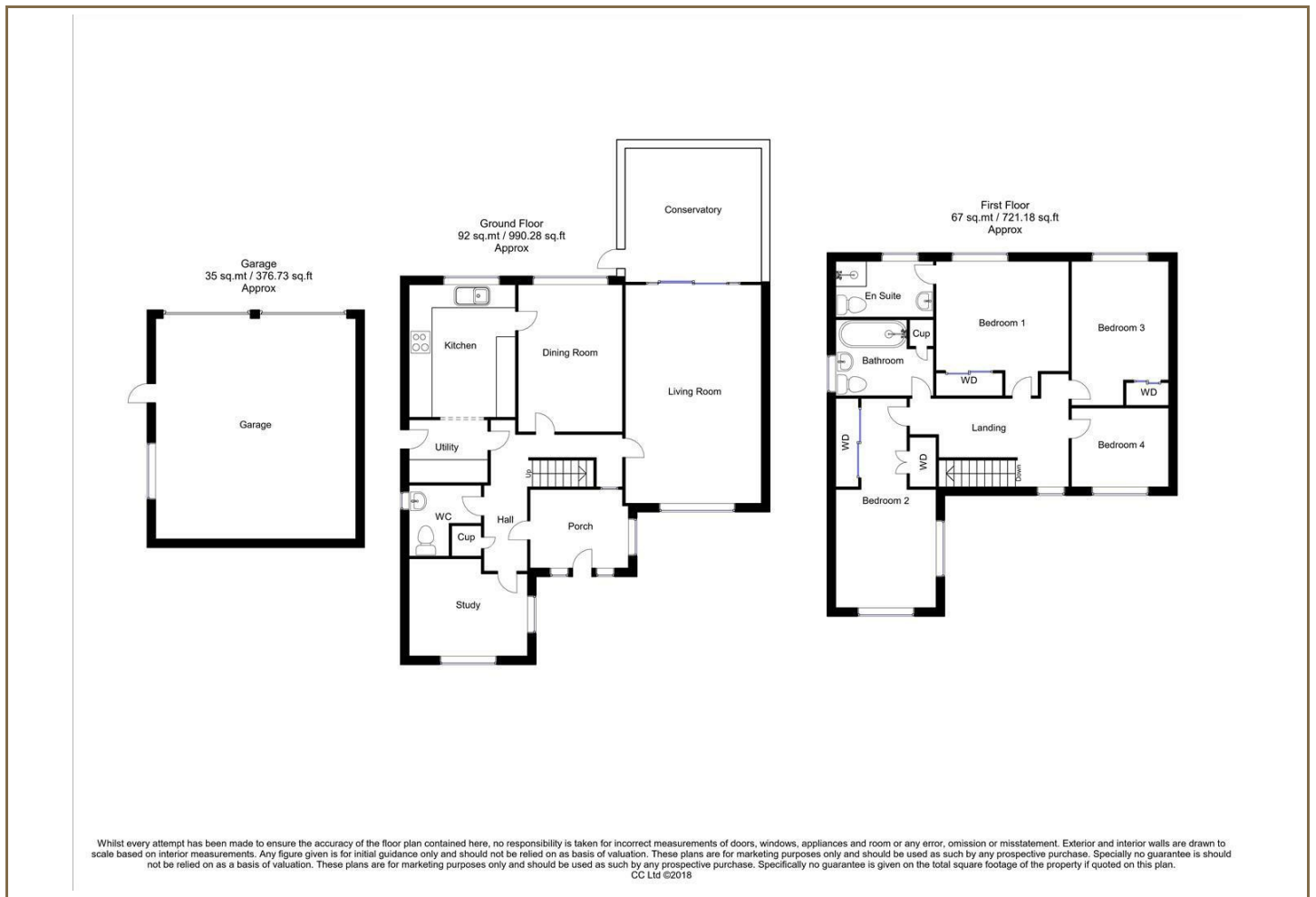
With two up and over doors, power light and personal door to the garden.



## Road Map



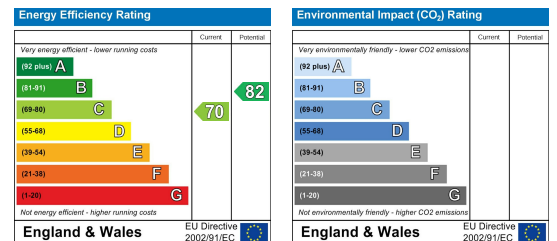
## Floor Plan



## 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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