



## 12 Limesdale Avenue, Oakwood, Derby, DE21 2UE

**£499,950**



Situated in the heart of Oakwood, a short distance from local shopping facilities, this is a beautifully appointed four bedroom detached property which benefits from gas central heating, double glazing and a delightful garden to the rear.





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£499,950



## DIRECTIONS

Enter Oakwood along Bishops Drive and at the roundabout and turn left onto Springwood Drive. A short distance along turn left onto Smalley Drive and continue along this road before turning left onto Limedale Avenue. The property is situated on the right hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful family home which in brief comprises an entrance hall with double glazed door and staircase leading to the first floor and ground floor cloakroom. The ground floor extends further to a large lounge with views over the garden, dining room and kitchen with integrated appliances and door leading to the rear. The ground floor has a study/playroom aswell as a ground floor cloakroom. To the first floor are four good sized bedrooms, the master bedroom with en-suite and large family bathroom with shower over the bath.

A particular feature of the property is the large, landscaped garden to the rear which is overlooked by a large patio and enjoys a lawn, well stocked borders and mature trees. To the front elevation is a further landscaped garden and driveway with car standing for several vehicles leading to a detached double garage with electrically operated doors.

Oakwood is a highly desirable location, situated on the outskirts of the city, and this property is within easy reach of all the facilities that the thriving suburb provides. There is a range of shopping facilities including supermarket, leisure centre, medical facilities and pubs close by aswell as a shopping parade which is within walking distance of the house.

This property is perfectly positioned for ease of access to the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre and there are a wealth of countryside walks close by. The house has ease of access to the ring road giving onward travel to the A50, A52 and M1 corridor and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

Spacious entrance hall with galleried staircase leading to the first floor, radiator, understairs storage cupboard and access to:

### CLOAKROOM

With low level WC, wash hand basin with mixer tap, radiator, frosted double glazed window and coat hanging space.

## LOUNGE

15'7" x 13'9" (4.75m x 4.19m)

A beautifully presented room, located at the rear of the house with a feature fireplace enclosing a coal effect electric fire, radiator, double glazed patio door to the rear and double glazed window over the gardens. Glazed folding doors lead to:

## DINING ROOM

10'3" x 9'5" (3.12m x 2.87m)

With double glazed window to the rear, radiator and ample space for a dining table.

## KITCHEN

14'9" x 10'5" (4.50m x 3.18m)

Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards and an integrated oven with hide away door, further oven/microwave up above, induction hob and extractor over. The kitchen has a sink unit with drainer beneath a double glazed window overlooking the front elevation and there is an integrated dishwasher, integrated washing machine,

useful kitchen drawers and worktop with space for stools beneath. To the far side of the kitchen is a further sink, double glazed door leading to the side elevation and space for a freestanding fridge/freezer.

## STUDY/PLAYROOM

10'9" x 9'2" (3.28m x 2.79m)

Used by the current vendors as a study, this versatile space has a double glazed window overlooking the front elevation and a radiator. This room could be used as a further bedroom is required.

## TO THE FIRST FLOOR

## SPACIOUS GALLERIED LANDING

With frosted double glazed window, airing cupboard with hot water tank and access to the loft.

## BEDROOM ONE

12'5" x 11'2" (3.78m x 3.40m)

With double glazed window to the rear elevation, radiator and fitted wardrobes with sliding doors and ample hanging space and storage within.





## EN-SUITE

7'1" x 5'11" (2.16m x 1.80m)

With low level WC, wash hand basin and shower cubicle with glazed screen, complementary tiling, frosted double glazed window and heated towel rail.

## BEDROOM TWO

11'2" x 9'11" (3.40m x 3.02m)

With double glazed window, radiator and three wardrobes/storage cupboards.

## BEDROOM THREE

8'9" x 9'9" (2.67m x 2.97m)

With double glazed window and radiator.

## BEDROOM FOUR

8'5" x 9'9" (2.57m x 2.97m)

With double glazed window and radiator.

## FAMILY BATHROOM

6'2" x 8'11" plus lobby area (1.88m x 2.72m plus lobby area)

With low level WC, pedestal wash hand basin and bath, shower over the bath, complementary tiling, glazed screen, inset ceiling spotlights and heated towel rail.

## OUTSIDE

The property has delightful gardens to both the front and rear which are a real feature of this accommodation. To the rear the property has an enclosed lawn garden which is overlooked by a delightful patio area ideal for summer entertaining. The garden has a wealth of well stocked borders, mature trees and further patio at the bottom of the garden where there is space for a pergola and seat beneath.

To the front elevation there is a driveway with car standing for several vehicles, landscaped garden and gated access to the rear.

## DOUBLE GARAGE

16'3" x 16'7" (4.95m x 5.05m)

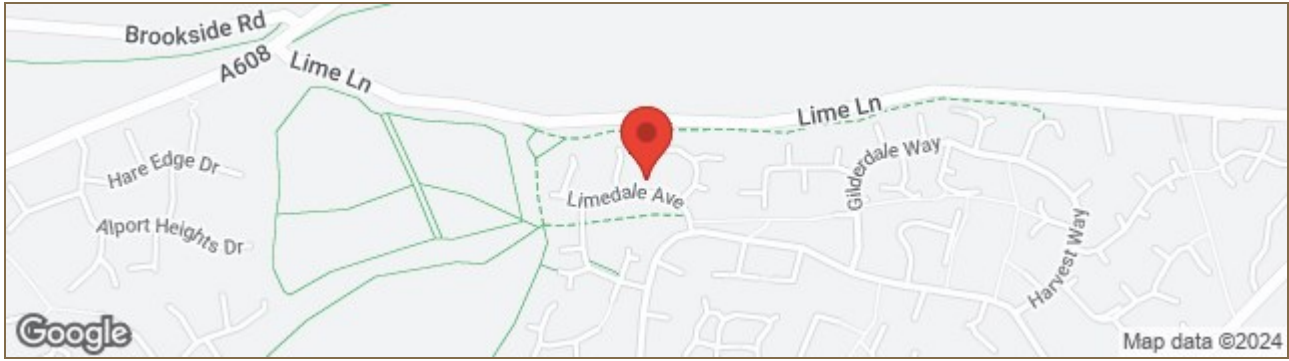
With two electrically operated doors, personal door to garden, power, light and space for storage.



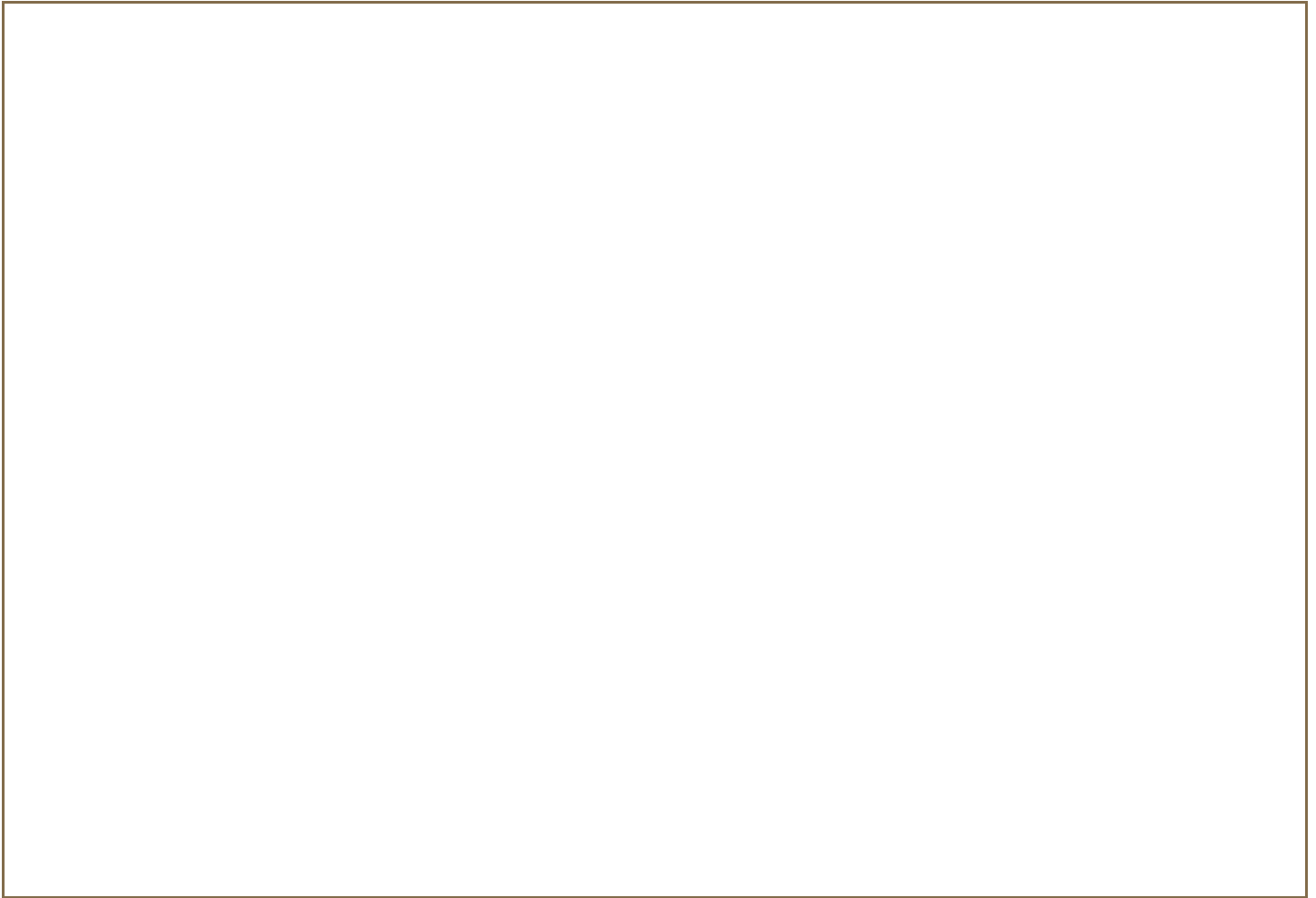




## Road Map



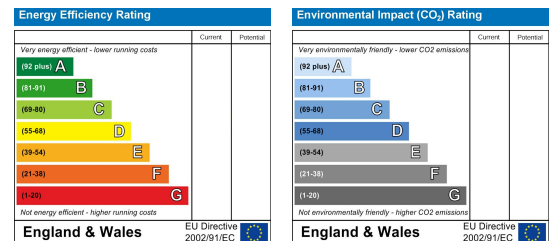
## Floor Plan



## 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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