



5 Meadow View Close, Oakwood, Derby, DE21 2UL

Offers In The Region Of  4  2  null  C
£450,000

Enjoying a small cul-de-sac position at the upper north side of this popular residential development is this originally constructed five bedroom (currently four) executive detached residence with plentiful and impressive accommodation along with a garden room and hot tub, offered for sale with no chain.



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DIRECTIONS

Approaching from Springwood Drive, turn left onto Smalley Drive, left again onto Limedale Avenue, first right into Oakside Way then second right onto Meadow View Close where the property will be found at the head of the cul-de-sac.

The spacious interior which features four reception rooms, four (originally five) bedrooms and two bathrooms + cloakroom fully comprising, entrance porch, hallway, cloakroom, playroom, lounge, dining room, dining kitchen with pantry, separate utility room and large conservatory. To the first floor a landing leads into the principal bedroom with built-in wardrobes and en-suite, double bedroom two also with built-in wardrobes, bedroom three (formally two bedrooms which could easily be reinstated), generous bedroom four and main bathroom.

Externally, there is a wide frontage providing plentiful off road parking and leading to the integral garage. The rear garden is privately enclosed with covered patio, lawn, versatile garden room and covered hot tub.

Oakwood is a highly popular resident location close to the city centre along with open countryside. Locally there is a host of amenities and services including grocery stores, leisure centre and retail park.

An excellent family home and position.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

An enclosed front porch with main UPVC double glazed door, side windows, tiled floor, space for coats and shoes, second UPVC double glazed door into:

HALLWAY

Spacious and formal with stairs leading to the first floor and useful cupboard beneath, further coat hanging space, laminate flooring, radiator.

CLOAKROOM

With low level WC, wash basin and radiator.

LOUNGE

20'1" into bay x 13'1" (6.12m into bay x 3.99m)

Double doors from the hallway lead into a spacious bay windowed lounge with fireplace and inset flame gas fire, media connections, UPVC double glazed windows, two radiators, a second set of double doors open into:

DINING ROOM

11'1" x 10'1" (3.38m x 3.07m)

Also being accessed from the hallway with ample space for a dining table and chairs, laminate flooring, UPVC double glazed French doors lead into the covered rear patio, radiator.

STUDY

8' x 8' (2.44m x 2.44m)

A perfect home office, UPVC double glazed window, radiator.

DIINING KITCHEN

19'6" x 11' (5.94m x 3.35m)

KITCHEN AREA

Appointed with a decent range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, double electric oven, gas hob and extractor fan over, space for a dishwasher and fridge freezer, useful deep pantry store, UPVC double glazed window, tiled floor and radiator.

DINING AREA

With a continuation of the tiled floor, ample space for a dining table and chairs, sliding doors into the conservatory, radiator.

UTILITY ROOM

8'8" x 4'11" (2.64m x 1.50m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, plumbing for a washing machine, space for further undercounter appliances, UPVC double glazed door to side, radiator.

CONSERVATORY

16'2" x 14'4" (4.93m x 4.37m)

A generously proportioned conservatory offering additional living space having a brick base with UPVC double glazed windows, French doors to the covered patio and an attractive pitched roof, two radiators.

PLAYROOM

14' x 8'10" (4.27m x 2.69m)

Originally planned to be a second integral garage but changed at the request of the owners to the original builders to be a



reception room offering further versatile use, UPVC double glazed window with obscure glazing, radiator and fire door into garage.

FIRST FLOOR

LANDING

Airing cupboard with hot water cylinder and loft access.

BEDROOM ONE

15'5" x 10'4" (4.70m x 3.15m)

A spacious principle bedroom with two sets of built-in wardrobes, two front facing UPVC double glazed windows, radiator.

EN-SUITE

8'9" x 5' (2.67m x 1.52m)

Appointed with a shower cubicle and mains shower over, tiled surround and screen door, wash basin sat in a vanity unit, WC, UPVC double glazed window, extractor fan and chrome towel radiator.

BEDROOM TWO

12'6" x 10'11" (3.81m x 3.33m)

A spacious double bedroom with twin built-in wardrobes, rear facing UPVC double glazed window overlooking the garden, radiator.

BEDROOM THREE

17'11" x 9'1" (5.46m x 2.77m)

Formally two bedrooms, this is now a spacious double bedroom with large bedroom area with fitted overbed cabinets and bedside drawers, study and dressing area with a fitted desk, wardrobes and shelving, two UPVC double glazed windows and two radiators.

Please note, this room could be easily re-instated back to two bedrooms, a second door remains from the landing as does each window and radiator.

Bedroom Three 9'1" x 8'
Approximate original size.
Bedroom Four 9'6" x 7'9"
Approximate original size.



BEDROOM FOUR

9'2" x 7'7" (2.79m x 2.31m)

A generous fifth bedroom with fitted wardrobes and overbed cabinets, dressing table, UPVC double glazed window and radiator.

BATHROOM

8'2" x 6'2" (2.49m x 1.88m)

A spacious main bathroom with panelled bath and electric shower over, glazed screen, wash basin and WC, UPVC double glazed window, tiled walls and radiator.

OUTSIDE

To the rear of the property is a private garden having a covered block paved patio area leading onto a lawn, raised flowerbeds and pond with planted borders. In the corner of the garden is a covered hot tub with roof and sliding doors along with a superb timber summerhouse suitable as a home office/gym/playroom. Gated side access to the front.

To the front is a wide driveway providing off road parking leading to the integral garage.

GARAGE

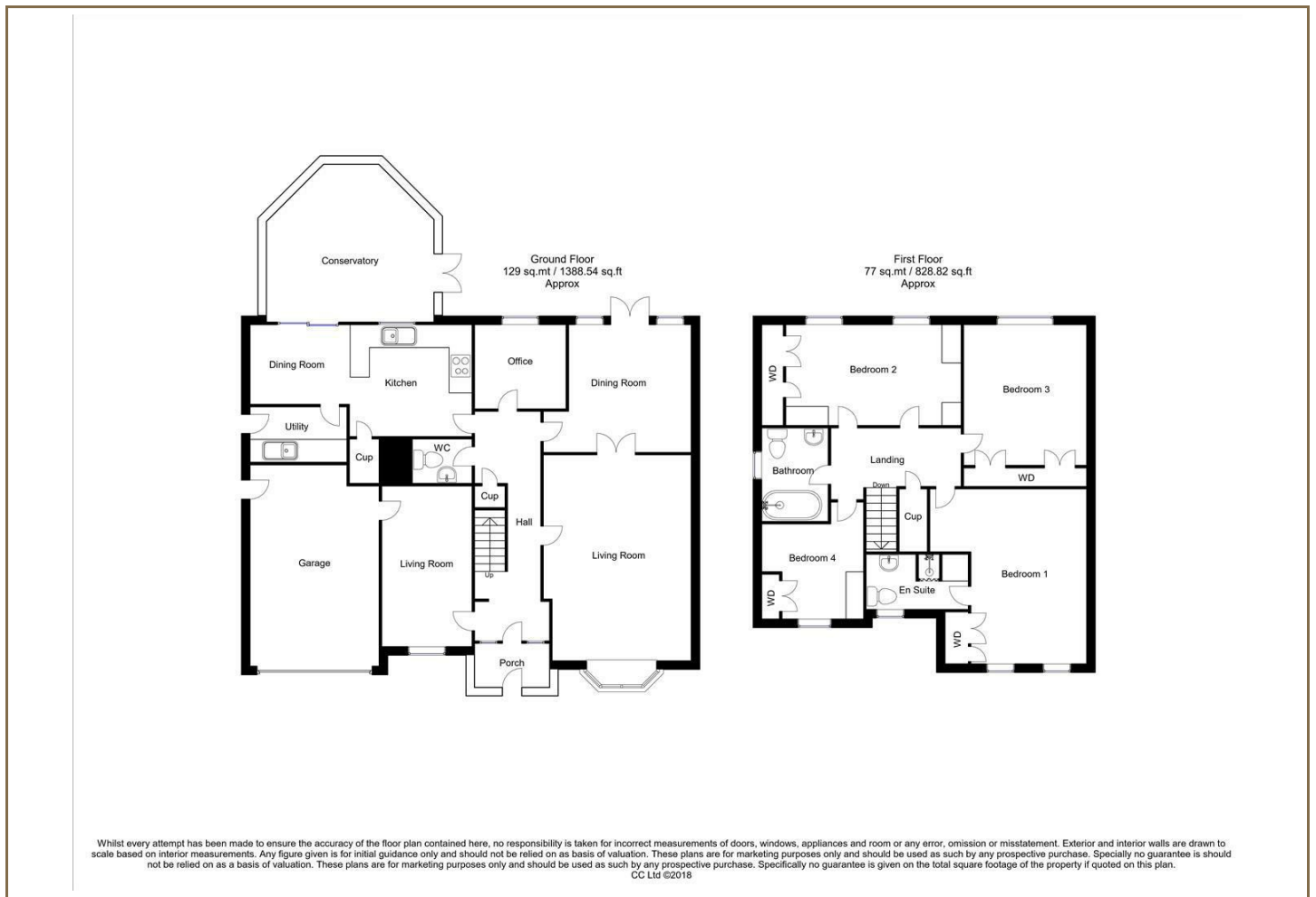
With main up and over door, power, light, side door and boiler.



Road Map



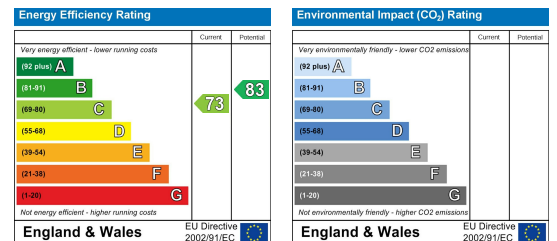
Floor Plan



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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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk