



7 Somerby Way, Oakwood, Derby, DE21 2DY

£339,500



Situated in the heart of Oakwood, within easy reach of shopping facilities and Derby city centre, this is a well appointed four bedroom detached family home which benefits from gas central heating, double glazing, driveway and garage.



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DIRECTIONS

Enter Oakwood along Bishops Drive and turn left onto Somerby Way. The property is situated on the left hand side.

Internally the current vendor has spent considerable time and effort in the presentation of this deceptively spacious home which in brief comprises an entrance hall with staircase leading to the first floor and cloakroom, lounge, dining room and access to a rear sunroom/study/playroom which has a door leading to the outside. The kitchen is fitted with a range of integrated appliances and access to a useful utility room with door leading to the rear of the house. To the first floor the property benefits from four good sized bedrooms and there is a bathroom with shower.

Outside the property benefits from an enclosed garden to the rear which has been laid for ease of maintenance to include a large patio area and personal door to the garage. To the front elevation there is a further area laid for ease of maintenance and to the rear of the house there is a driveway leading to a single garage with power and light.

Oakwood is a highly popular residential location only a short drive/bus journey from the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. Oakwood itself is well

served by local shops which can be found by the nearby shopping parade and include supermarkets, medical facilities, leisure centre and popular schools.

The property is perfectly positioned for ease of access to the A38, A50 and A52 and would ideally suit a family looking for a spacious property within reach of plentiful local amenities.

Viewing highly recommended.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, double radiator, frosted double glazed window to the front elevation, further double glazed window, additional radiator and access to useful understairs storage.

CLOAKROOM

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

LOUNGE

11'7" x 15'10" (3.53m x 4.83m)

Situated at the front of the property this room has a double glazed window overlooking the front elevation, double radiator and feature fireplace with inset coal effect electric fire set upon a decorative

hearth within a feature surround, TV point and double doors opening to the:

DINING ROOM

9'4" x 13'7" (2.84m x 4.14m)

Has ample space for a dining table and double radiator. Access to:

SUN ROOM/STUDY/PLAYROOM

11'6" x 8'8" (3.51m x 2.64m)

This particularly versatile room is a superb feature of the property and creates an additional space which could have a variety of uses. The room has a quality laminate floor, radiator, two high level Velux style windows and double glazed French doors leading to the rear garden.

KITCHEN

15'9" x 8'3" (4.80m x 2.51m)

Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards and two integrated ovens and a five ring gas hob. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the side elevation

and there is space for a freezer, space for a washing machine and cupboard housing boiler providing domestic hot water and central heating. Double glazed door to:

UTILITY ROOM

5'11" x 8'7" (1.80m x 2.62m)

With a useful worktop storage cupboards, radiator and double glazed door to the rear elevation.

TO THE FIRST FLOOR

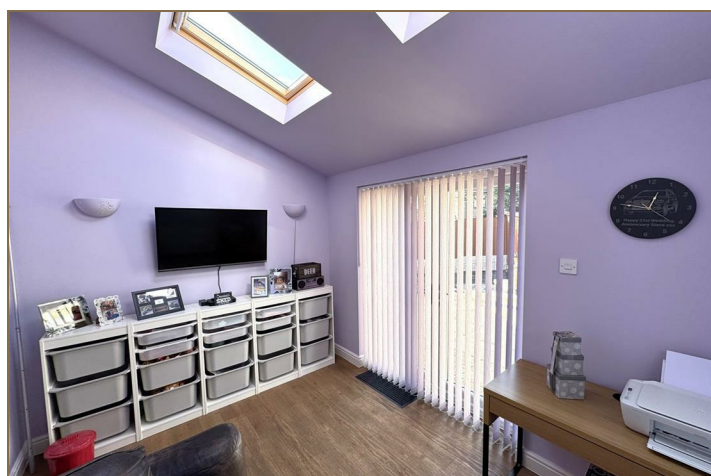
LANDING

With access to loft and useful storage cupboard.

BEDROOM ONE

15'9" x 8'8" (4.80m x 2.64m)

With double glazed window to the front elevation, radiator and a variety of bedroom furniture including wardrobes and storage units.



BEDROOM TWO

13'3" x 8'8" (4.04m x 2.64m)

With double glazed window and radiator.

BEDROOM THREE

10'4 x 9'3" (3.15m x 2.82m)

With double glazed window and radiator.

BEDROOM FOUR

9'1" x 10'4" (2.77m x 3.15m)

(Maximum measurement taken into the storage recess, incorporating the bulk head over the stairs)

With a double glazed window and open shelving/storage which covers up some of the floor area in the room shown in the photograph.

BATHROOM

7'6" x 6'1" (2.29m x 1.85m)

Low level WC, pedestal wash hand basin and bath, shower over the bath, complementary tiling, frosted double glazed window and heated towel rail.

OUTSIDE

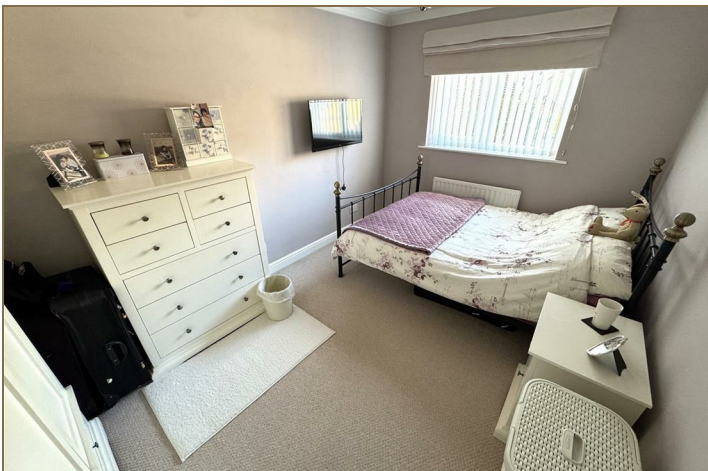
Outside the property benefits from a garden to the rear which has been paved for ease of maintenance. There is a garden shed and further storage to the side of the house as well as a personal door leading to the garage.

To the front of the property the outside area has again been laid for ease of maintenance and to the very rear of the house there is a driveway leading to a:

GARAGE

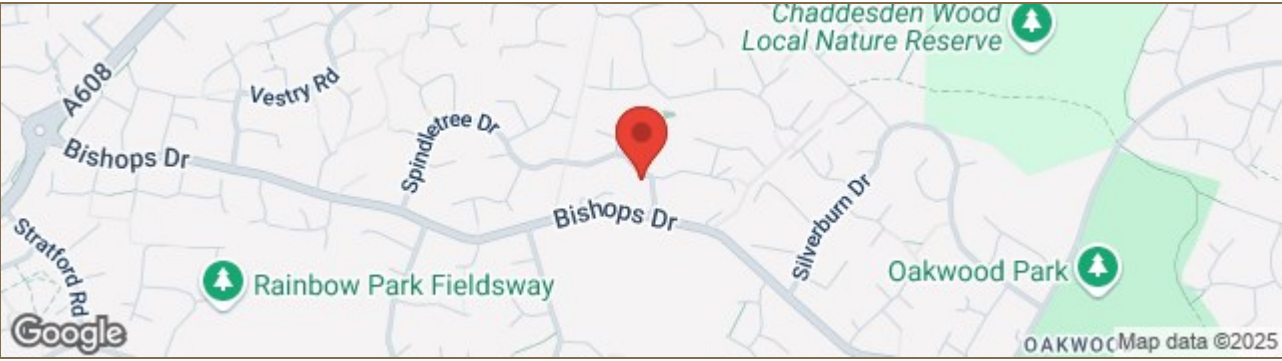
8'3" x 16'8" (2.51m x 5.08m)

With up and over door, power and light.

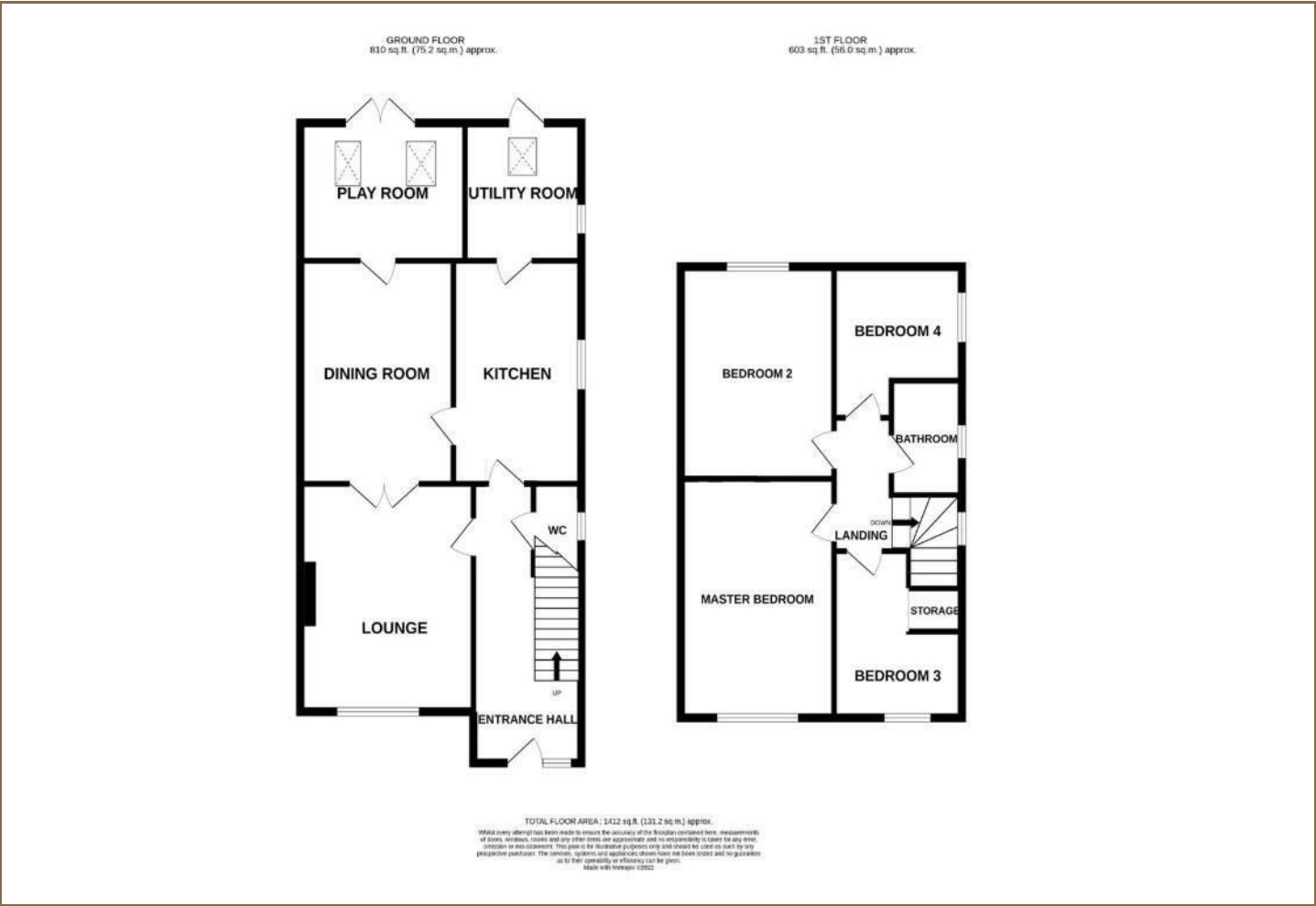




Road Map



Floor Plan

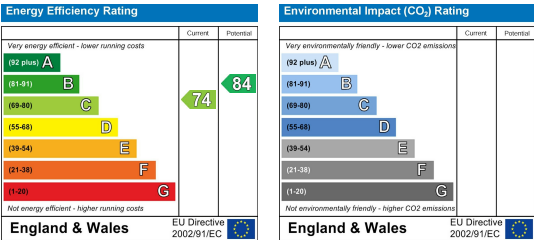


Viewing

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

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Energy Efficiency Graph



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