



## 3 Saundersfoot Way, Oakwood, Derby, DE21 2RH

**£439,950**



A highly impressive, beautifully presented and particularly spacious four bedroom, four reception room, detached family residence also featuring a double garage, private garden and en suite bathroom.



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## DIRECTIONS

Approaching the property from Bishop's Drive being a principal trunk road throughout Oakwood continuing to the first traffic island proceeding straight over heading towards the next traffic island also proceeding straight over taking the second right turning onto Saundersfoot Way where the property will be found a short distance on the left.

This excellent family home is immaculately presented throughout and includes both UPVC double glazing and gas central heating via a modern high capacity combination boiler, with spacious accommodation comprising, entrance reception hallway, guest cloakroom, study, lounge, conservatory, dining room adjoining a modern appointed kitchen and separate utility room. To the first floor a passaged landing leads to the principal bedroom with fitted wardrobes and ensuite, two further double bedrooms and a fourth generous single bedroom with built-in cupboard, finally there is the main family bathroom with shower over bath.

Externally, the property provides a block paved driveway with pleasant planted borders leading to an attached double garage whilst to the rear there is a delightful enclosed garden with patio and lawn offering

a high degree of privacy with useful storage areas to both sides.

The property is located close to all local amenities found within this popular suburb including convenience stores, newsagents with Post Office, café and leisure centre along with numerous open green spaces and parks. Ease of access can be sought to the city centre, Raynesway and the A50 road network.

A highly impressive family home well worthy of a detailed internal inspection.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property in a generous reception area with main UPVC double glazed door and window, ample space for coat hanging and shoes, laminate flooring throughout, stairs to the first floor, vertical radiator.

#### STUDY

9'4" x 6'7" (2.84m x 2.01m)

With a continuation of the laminate flooring from the hallway, UPVC double glazed bay window to the front elevation, media connections, ample space for office furniture, radiator.



## CLOAKROOM

Stylishly appointed with a concealed cistern WC, contemporary styles wash basin sat on a floating shelf, laminate flooring, inset ceiling spotlights, extractor fan and radiator.

## LOUNGE

14'11" x 14'9" (4.55m x 4.50m)

From the hallway double doors open into a beautifully styled spacious square lounge with feature recessed electric fire, TV and soundbar space, twin chimney breast recess with inset ceiling spotlights, column radiator, access through a second set of double doors into the dining room and access into:

## CONSERVATORY

11'4" x 8' (3.45m x 2.44m)

Of brick base construction with UPVC double glazed windows, French doors and attractive pitched roof and fan, all overlooking the garden, laminate flooring.

## DINING ROOM

13'9" x 8'9" (4.19m x 2.67m)

With comfortable space for a long dining table and chairs, two rear facing UPVC double glazed windows, column radiator, access into:

## KITCHEN

12'4" x 10'3" (3.76m x 3.12m)

Beautifully appointed with a comprehensive range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and feature tempered glass splashbacks, inset stainless steel sink and drainer, all Neff appliances including double electric oven, five burner gas hob, extractor fan over, integrated fridge, freezer and dishwasher, UPVC double glazed window, tiled floor, inset ceiling spotlights and plinth lights, additional downstairs pantry store.



## UTILITY ROOM

8'4" x 5'5" (2.54m x 1.65m)

With matching fitted cupboards, space for washing machine and tumble dryer, tiled floor, UPVC double glazed window, loft storage, door into garage.

## FIRST FLOOR

### LANDING

Passaged access into all bedrooms and bathroom, loft access.

### BEDROOM ONE

12'11" x 12'1" (3.94m x 3.68m)

A spacious bay windowed bedroom with fitted wardrobes, UPVC double glazed window, laminate flooring, radiator.

### EN-SUITE

7'4" x 5'8" (2.24m x 1.73m)

With a deep tiled shower area with mains chrome shower, wash basin sat on a vanity unit, low level WC, tiled floor and walls, UPVC

double glazed window, inset ceiling spotlights and chrome towel radiator.

### BEDROOM TWO

11'4" x 10'6" (3.45m x 3.20m)

A generous bedroom with built-in wardrobe and additional deep cupboard, front facing UPVC double glazed window and radiator.

### BEDROOM THREE

11'6" x 8'11" (3.51m x 2.72m)

A generous bedroom with rear facing UPVC double glazed window, radiator.

### BEDROOM FOUR

8'11" x 7'4" (2.72m x 2.24m)

A generous fourth bedroom with built-in cupboard, rear facing UPVC double glazed window, laminate flooring and radiator.

### BATHROOM

7'1" x 5'5" (2.16m x 1.65m)

Appointed with a three piece suite comprising a panelled bath with electric shower over and





screen, wash basin sat on a vanity unit, low level WC, tiled floor and walls, UPVC double glazed window, extractor fan and inset ceiling spotlights, chrome towel radiator.

## OUTSIDE

Externally, the property provides a block paved driveway with pleasant planted borders leading to an attached double garage whilst to the rear there is a delightful enclosed garden with patio and lawn offering a high degree of privacy with useful storage areas to both sides.

## GARAGE

16'6" x 16'6" (5.03m x 5.03m)

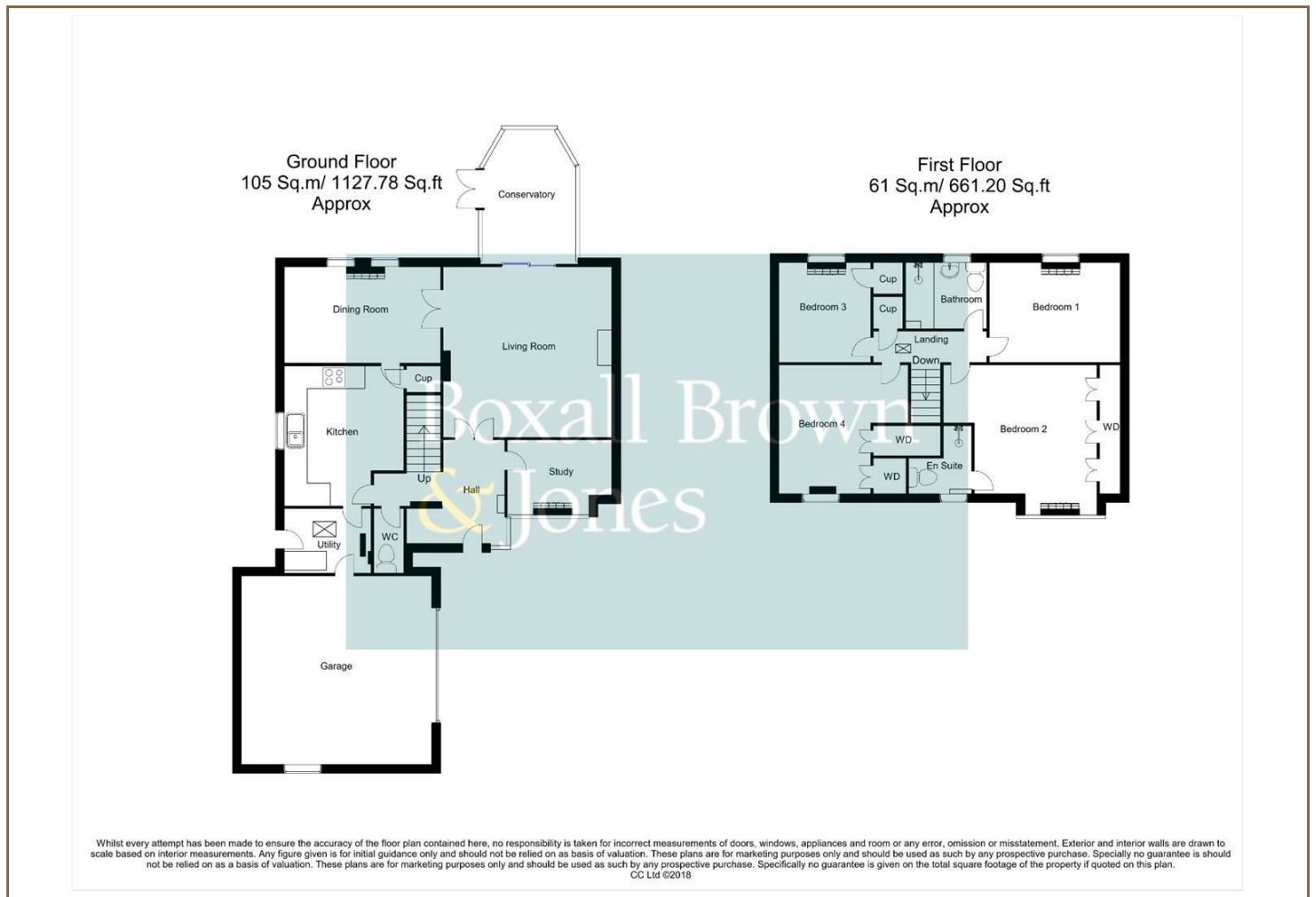
A generous double garage with double up and over door, window, wall mounted large capacity combination boiler, loft space.



## Road Map



## Floor Plan

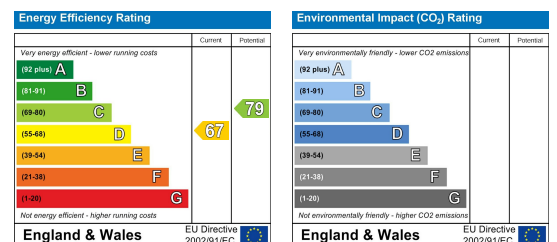


## Viewing

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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