



## 11 Thurlow Court, Oakwood, Derby, DE21 2SR

**No Onward Chain**

NO UPWARD CHAIN



Situated in the heart of Oakwood, a short walk from local shopping facilities, this is a well presented two bedroom property which benefits from electric heaters, double glazing and an enclosed garden to the rear.



# 11 Thurlow Court, Oakwood, Derby, DE21 2SR

**No Onward Chain £185,000**



## DIRECTIONS

Upon entering Oakwood via Bishops Drive continue past the shopping centre and turn right onto Danebridge Crescent. A short distance along turn right onto Saffron Drive and right again onto Thurlow Court. The property is situated at the top of the court, on the left hand side, clearly identified by our "For Sale" board.

Internally the accommodation briefly comprises an entrance hall with staircase leading to the first floor and a large lounge/dining room with double glazed doors leading to the garden. The kitchen has a range of integrated appliances and to the first floor are two good sized bedrooms and a bathroom with shower.

Outside the property benefits from an enclosed lawn garden to the rear which is overlooked by a small patio area and there is a gate leading to the allocated car parking space at the rear. To the front elevation there is pedestrian access.

Oakwood is a highly sought after residential location within easy reach of the vibrant city centre of Derby. The suburb is renowned for its family friendly atmosphere and boasts a range of local shops, parkland and schools making this an ideal choice for families and professionals alike.

The buyer will enjoy ease of access to

surrounding countryside aswell as excellent road links provided by the A38 and A52 leading to the M1 corridor.

This property would ideally suit a first time buyer/investment purchaser and should be viewed to fully appreciated. It should also be noted that there is no upward chain.

## ACCOMMODATION

Entering the property through double glazed entrance door with frosted double glazed window.

## HALLWAY

With staircase leading to the first floor and integrated shoe rack.

## LOUNGE/DINING ROOM

11'8" x 17'6" (3.56m x 5.33m)

This room is the focal point of the property and offers versatile accommodation for both dining and living room furniture. The room has double glazed French doors leading to the rear elevation and an electric heater.

## KITCHEN

10' x 5'8" (3.05m x 1.73m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor over. The room has a stainless steel sink unit with mixer tap beneath a double glazed window overlooking the rear elevation and there is a dishwasher, washer/dryer, integrated fridge, integrated freezer and complementary tiling.

## TO THE FIRST FLOOR

### LANDING

With loft access.

### BEDROOM ONE

10' x 11'8" (3.05m x 3.56m)

(Maximum measurement)

With double glazed window, electric heater and cupboard over the stairs housing a hot water tank.

### BEDROOM TWO

11'10" x 11'8" (3.61m x 3.56m)

With double glazed window to the rear elevation, electric heater and wardrobe.

### BATHROOM

5'6" x 6'4" (1.68m x 1.93m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, complementary tiling, heated towel rail and wall mounted cupboard with mirror, light and electric plug point.

## OUTSIDE

Outside the property there is an enclosed lawn garden to the rear overlooked by a small patio area and gated access to the rear leading to an allocated car parking space, To the front there is pedestrian access.



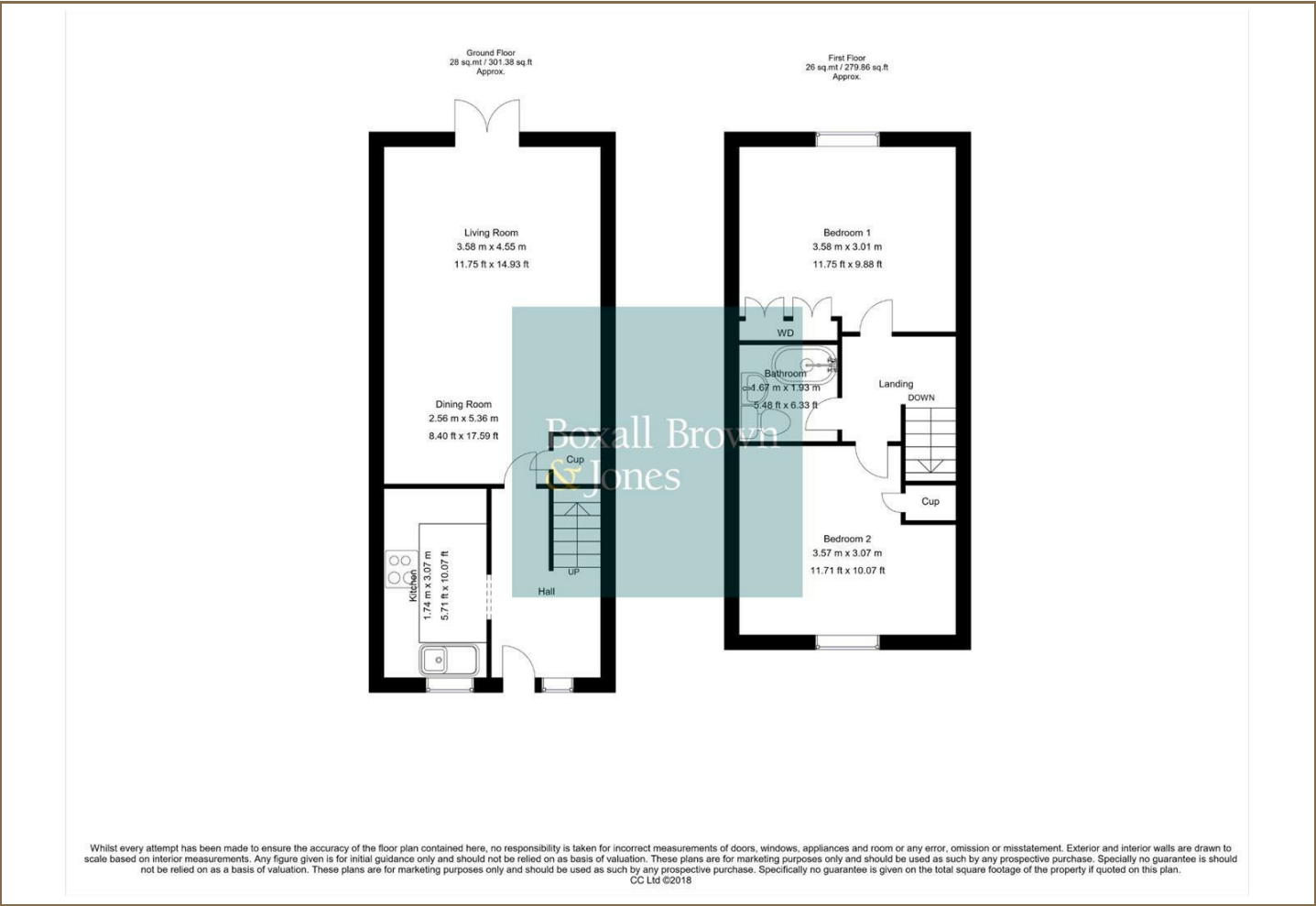




## Road Map



## Floor Plan

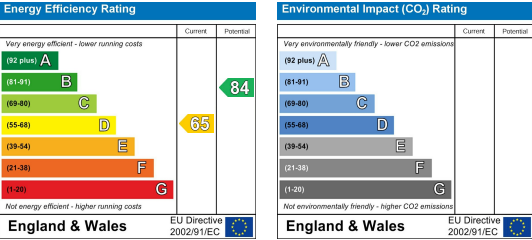


## Viewing

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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