

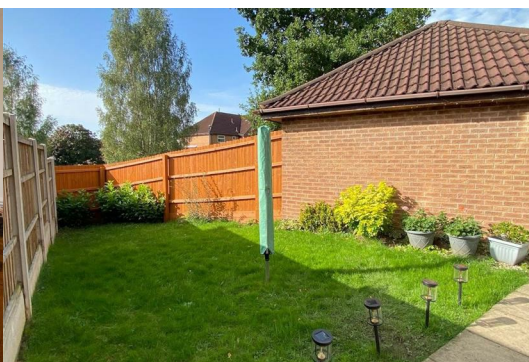


## 22 Northacre Road, Oakwood, Derby, DE21 2TN

**£193,950**



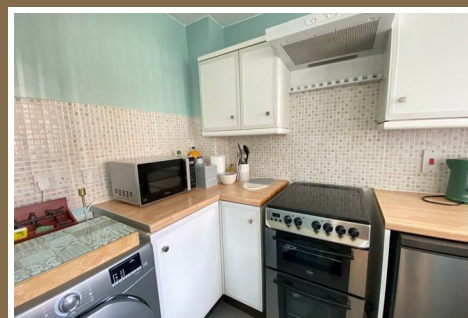
Enjoying a lovely secluded position with an unusually long driveway is this very smartly presented and upgraded two double bedroom semi-detached property with pleasant rear and side gardens.





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£193,950



## DIRECTIONS

The property is easily approached from Springwood Drive being one of the main trunk roads throughout Oakwood, turning directly onto Northacre Road where the subject property will be found a short distance on the right within a small close.

This excellent home enjoys both gas central heating, UPVC double glazed windows and doors and briefly comprises, formal entrance hallway with covered storm porch, well fitted kitchen, spacious dining lounge with ample space for all furniture and leading into the rear garden. To the first floor there are two bedrooms, both with fitted wardrobes and cupboards and also a replacement bathroom suite with electric shower over bath.

Externally, the property has an unusually large frontage which benefits from a long driveway and lawned garden. Gated access leads to a side patio area continuing to the main lawned and fenced garden to the rear. Also worthy of note is the non-overlooked rear position with open green space behind.

Positioned towards the end of a small cul-de-sac within a small close, the property is well positioned for ease of access to Oakwood's impressive range of amenities and facilities including grocery stores, post office, food outlets, cafe, public houses and leisure centre along with pleasant walks, woods and numerous open green spaces. Ease of

access can be sought into the nearby Derby city centre also with a frequent public transport service.

A lovely home and position worthy of a detailed internal viewing.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property beneath a covered storm porch and through a UPVC double glazed door into a formal hallway with stairs leading to the first floor, space for coats and shoes, meter cupboard and radiator.

#### FITTED KITCHEN

9'3" x 5'8" (2.82m x 1.73m)

A well fitted compact kitchen area with space for all necessary appliances, extractor fan, wall and base units with matching doors, wood effect laminate work surfaces, stainless steel sink and drainer, UPVC double glazed window.

#### DINING LOUNGE

4.54m x 3.58m (1.22m.16.46mm x 0.91m.17.68mm)

A generous open plan reception room with ample space for furniture, laminate flooring throughout, UPVC double glazed tall window with matching door leads into the garden, media connections, useful under-stairs store cupboard and radiator.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

9' 10" x 8' 3" (2.74m 3.05m' x 2.44m 0.91m')

A generous double bedroom with rear facing UPVC double glazed window overlooking the garden and open green space beyond, a plentiful range of fitted wardrobes, radiator.

### BEDROOM TWO

9' 6" x 9' 1" (2.74m 1.83m' x 2.74m 0.30m')

A second generous bedroom also with a fitted wardrobe and over-stairs cupboard housing the modern central heating boiler, front facing UPVC double glazed window and radiator.

### BATHROOM

6' 6" x 6' 4" (1.83m 1.83m' x 1.83m 1.22m')

Very smartly presented featuring a recently upgraded suite and tiling comprising a

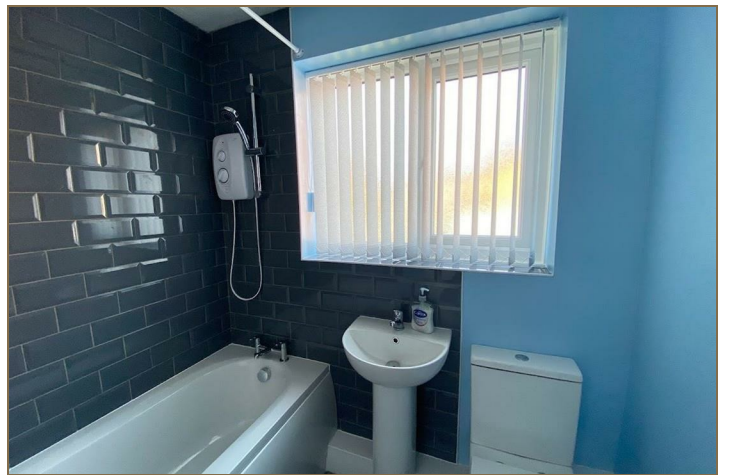
panelled bath with electric shower over, wash basin and WC, UPVC double glazed window and radiator.

### OUTSIDE

Externally, the property has an unusually large frontage which benefits from a long driveway and lawned garden. Gated access leads to a side patio area continuing to the main lawned and fenced garden to the rear. Also worthy of note is the non-overlooked rear position with open green space behind.



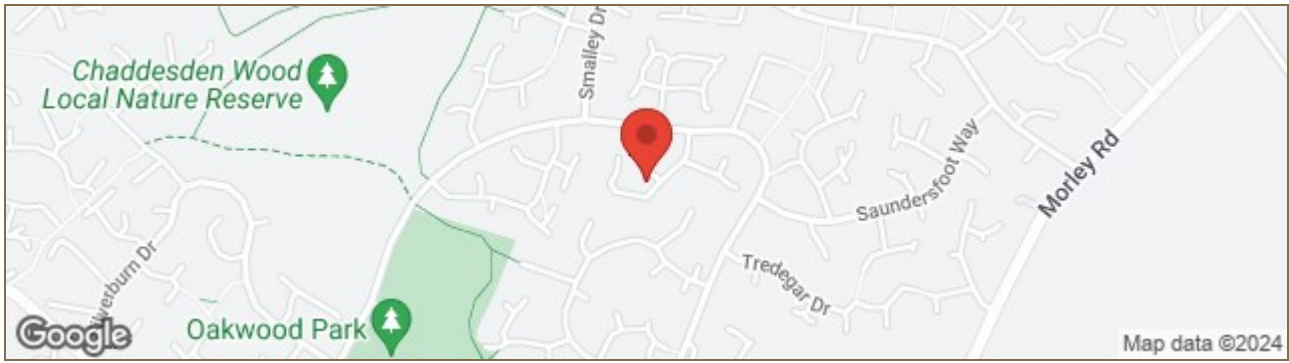








## Road Map



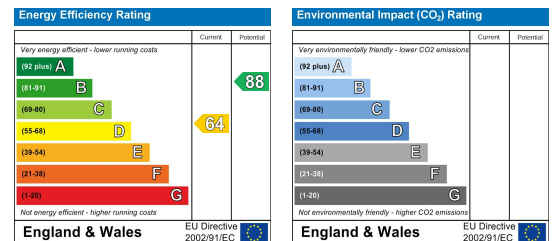
## Floor Plan



## 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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