

Oakover Drive, Allestree, Derby

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Oakover Drive, Derby, DE22 2PP

Price £300,000



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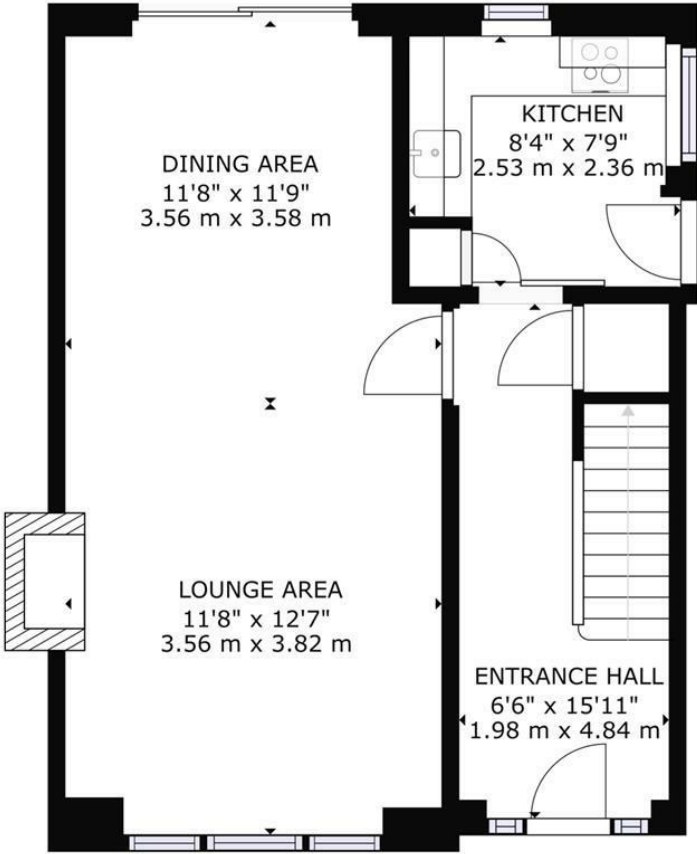


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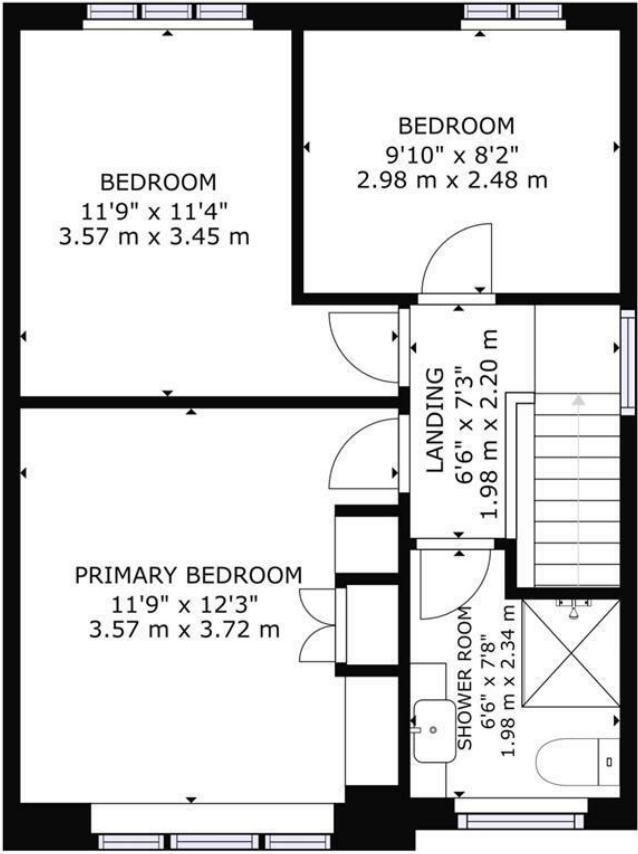


D

Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 469 sq ft, 43.56 m², FLOOR 2: 461 sq ft, 42.87 m²
 TOTAL: 930 sq ft, 86.43 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







STYLISH PRESENTATION - A beautifully presented detached property that has been comprehensively upgraded and improved by the current vendors and also benefits from SOLAR PANELS, single detached garage and a delightful landscaped enclosed rear garden. The property is located on this delightful tree-lined road located just a short walk away from the Park Farm Shopping Centre and also falls with Woodlands School Catchment Area.

The property has solar panels, uPVC double glazing and is gas centrally heated. In brief the accommodation comprises: entrance hallway, spacious lounge dining room with patio doors giving access to the rear garden and a fitted kitchen with integrated appliances, granite worksurfaces and underfloor heating. The first floor landing leads to three well proportioned bedrooms and contemporary shower room.

The property stands in an elevated position set back from this treelined road. There is a single width block paved driveway that runs to the side of the house and has gated access leading to the enclosed rear garden and single detached garage. There is a delightful landscaped enclosed rear garden has a block paved seating area with steps leading up to a raised levelled lawn with raised level planting borders and further raised level gravelled seating area.

- Detached Family Home
- Solar Panels, Gas Central Heating & Double Glazing
- Kitchen with Granite Worksurfaces and Underfloor Heating
- Front Gardens, Block Paved Driveway & Single Garage
- Close to Excellent Local Shops & Amenities at Park Farm
- Beautifully Presented & Comprehensively Upgraded
- Entrance Hallway, Spacious Lounge Dining Room
- Three Bedrooms & Contemporary Shower Room
- Delightful Landscaped Rear Garden
- Woodlands School Catchment Area







LOCALITY & AMENITIES

Allestree is a very popular residential suburb of Derby, approximately three miles from the City centre and provides an excellent range of local amenities, including the noted Park Farm shopping centre.

There are excellent local schools at all levels, with the property falling within the catchment area for the noted Woodlands School Catchment, which is located just a few minutes walk away.

There are regular bus services to Derby City Centre and Local recreational facilities include Woodlands Tennis Club, Allestree Park and nature reserve and fishing lake and Markeaton Park also having a boating and fishing lake, together with Kedleston Golf Course.

There is easy access onto the A38, leading to the A50 and M1 motorway. The location is convenient for the University of Derby, Rolls-Royce, Royal Derby Hospital and Toyota

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

15'11 x 6'6 (4.85m x 1.98m)

Entrance through uPVC double glazed doorway having obscure double glazed uPVC side panelled windows. Fitted with grey wood grain effect laminate flooring, staircase leading through to the first floor landing, central heating radiator with decorative cover over, alarm keypad, wall mounted thermostat and contemporary engineered oak doors giving access through to the understairs storage cupboard and lounge / dining room and there is a sliding door giving access to the kitchen.

Understairs Storage Cupboard

Fitted with a wall mounted Baxi combination boiler, solar panel control, wall mounted electrical fuse box and uPVC obscure glazed window to the side elevation.

Lounge Dining Room

Lounge Area

12'7 x 11'8 (3.84m x 3.56m)

Feature fireplace having a coal effect gas fire with chrome frame, granite hearth and wooden mantle piece. TV point, recessed LED downlighters, grey wood grain effect laminate flooring and uPVC double glazed window to the front elevation.

Dining Area

11'9 x 11'8 (3.58m x 3.56m)

Fitted with central heating radiator, grey wood grain effect laminate flooring and uPVC double glazed sliding patio door giving access through to the rear garden.

Fitted Kitchen

8'4 x 7'9 (2.54m x 2.36m)

Fitted with a range of panelled base, wall and drawer units with rose gold effect handles, roll edged granite work surface over with built-in draining grooves built into the granite, under mounted composite sink with chrome mixer tap, ceramic tiled splashbacks, integrated Whirlpool electric oven and Hotpoint four ring halogen hob with extractor unit over. Integrated tall fridge and freezer, integrated slimline Hotpoint dishwasher, patterned tiled effect floor with underfloor heating and wall mounted digital heating control, uPVC double glazed windows to the rear and side elevations and uPVC obscure double glazed stable style door to the side driveway.

FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway.

Landing

Fitted with panel effect walls, wooden dado rail, uPVC double glazed window to the side elevation, loft access, recessed LED downlighters, smoke alarm and contemporary engineered oak doors giving access to all three bedrooms and shower room.

Primary Bedroom

12'3 x 11'9 (3.73m x 3.58m)

Fitted with feature panelled effect wall, built-in wardrobes and drawer units with cupboard having rose gold effect handles, recessed LED downlighters, TV point and uPVC double glazed window to the front elevation.

Bedroom Two

11'9 x 11'4 into door recess (3.58m x 3.45m into door recess)

Fitted with stripped wooden floor boards, TV point, central heating radiator, recessed LED downlighters and uPVC double glazed window to the rear elevation.

Bedroom Three

9'10 x 8'2 (3.00m x 2.49m)

Fitted with central heating radiator, TV point, recessed LED downlighters and uPVC double glazed window to the rear elevation.

Contemporary Shower Room

7'8 x 6'6 (2.34m x 1.98m)

Fitted with a contemporary white three-piece suite comprising corner shower with wall mounted chrome mains fed shower unit with shower attachment, chrome shower handle and ceramic tiled splashbacks. Ceramic wash hand basin built into a vanity unit with roll edged laminated quartz effect top and grey panelled built-in vanity cupboard below with chrome handles plus low level WC with chrome push button flush. Monochrome ladder style heated towel rail, grey wood grain effect flooring, recessed LED downlighters and uPVC obscure glazed double glazed window to the rear elevation.

OUTSIDE

Frontage & Driveway

The property stands in this elevated position with a single width block paved driveway which runs to the side of the property, there is a crazy paved pathway with steps leading down into the front garden area, which is tiered with bark chipped and pebbled borders and dry stone edging. The garden is planted with mature shrubs. The side block paved driveway leads to timber gated access leading to a continuation of the driveway and single garage.

Single Detached Garage

18'0" x 8'5" (5.49 x 2.58)

Fitted with double opening timber doors, uPVC double glazed window to the side elevation and having power and light.

Landscaped Enclosed Rear Garden

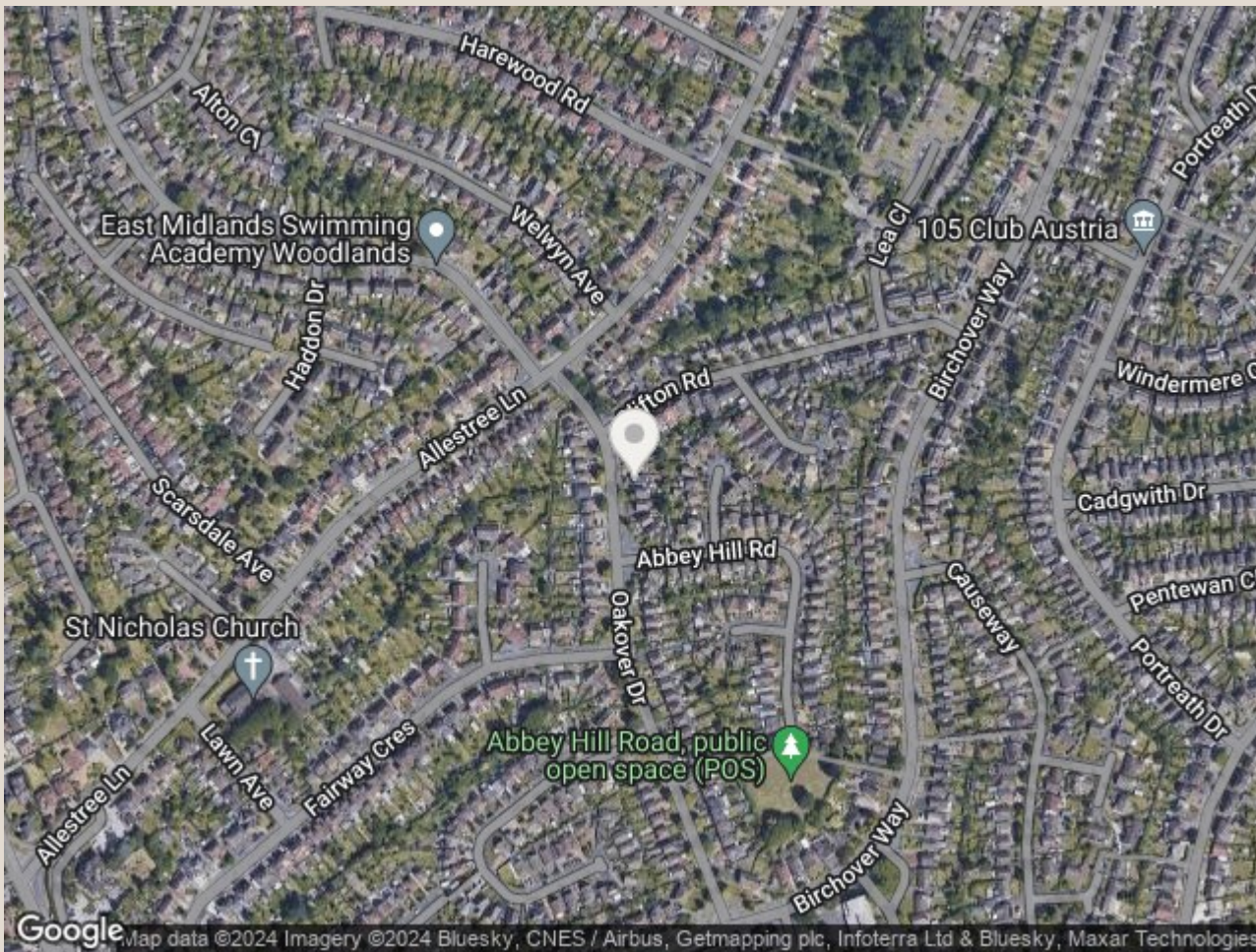
The rear garden has a block paved seating area with steps leading up to a raised levelled lawn, planting beds with railway sleeper style edging and raised level planting bed. There are steps leading up to a further raised level seating area with sleeper edging having decorative gravel. There is a fence panelled boundary and outside cold water tap.

Measured by Matterport

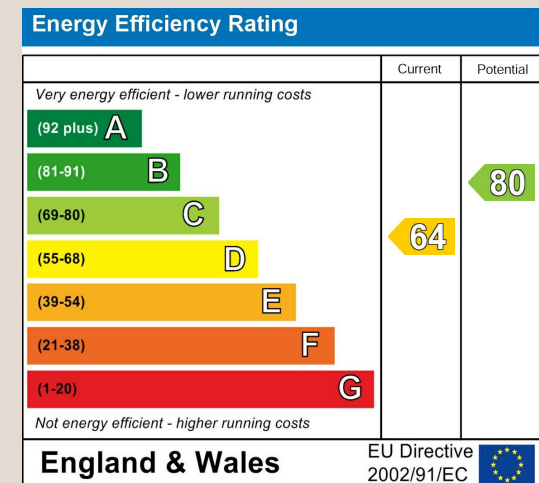
The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

Council Tax Band - D

Band D - Derby City Council



Energy Performance Graph



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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