

Alder Close, Oakwood, Derby

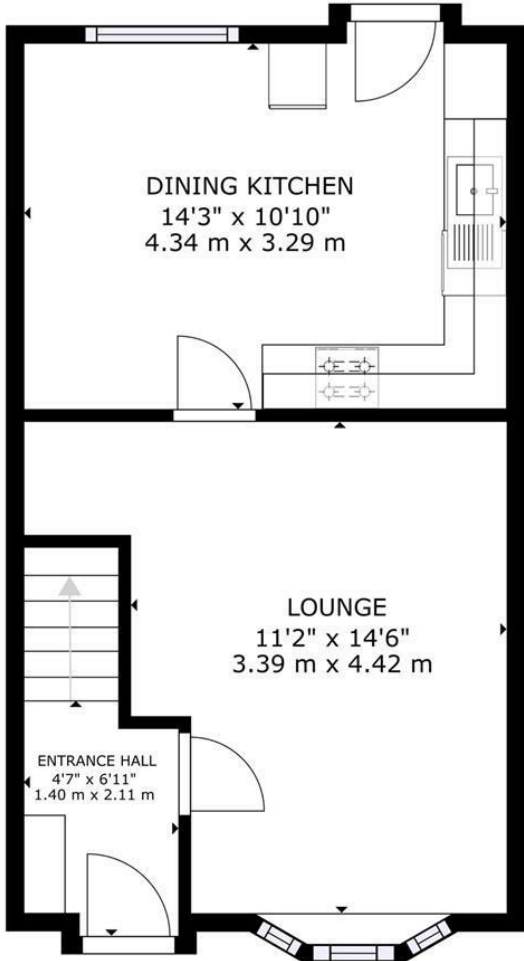


Alder Close, Derby, DE21 2BS

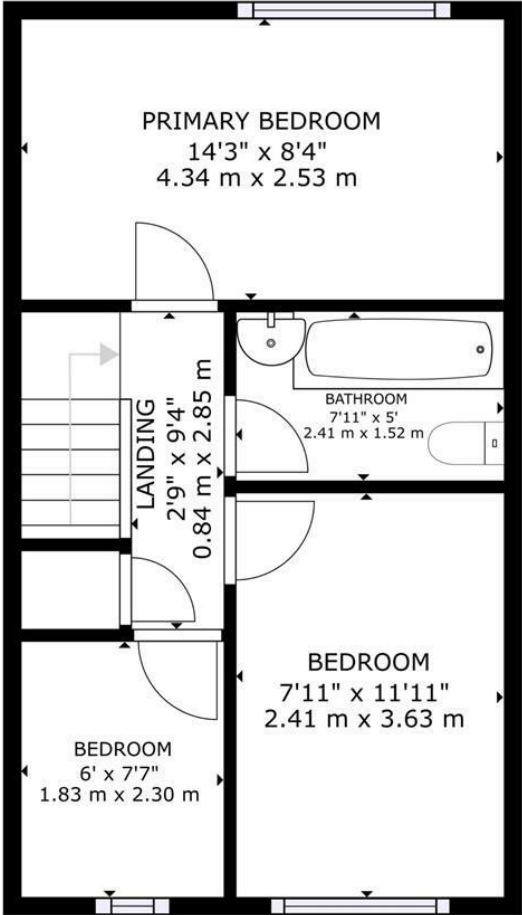
Guide price £190,000



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 373 sq ft, 34.68 m², FLOOR 2: 369 sq ft, 34.27 m²
 TOTAL: 742 sq ft, 68.95 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







STYLISH PRESENTATION & GARAGE TO REAR - A modern three bedroom townhouse that has been beautifully presented internally and occupies this delightful residential cul-de-sac location position and has the benefit of a detached garage to the rear. The property is conveniently situated close to excellent range of shops and amenities in Oakwood and would be ideally suited to the first time buyer, young family or investor. **NO CHAIN**

The accommodation has the benefit of a recently installed combination boiler gas central heating system, uPVC double glazing and in brief property comprises: entrance hallway, stylish lounge and spacious dining kitchen, The first floor landing gives access to three bedrooms with two double bedrooms and one single bedroom and bathroom.

Outside the property is positioned in this pleasant cul-de-sac position and has a lawned foregarden with access to the front door. There is a delightful landscaped rear garden with paved patio, area laid to lawn and gated access to the rear with the single detached garage and parking area which is accessed off Vestry Road.

- Beautifully Presented Mid Townhouse
- Delightful Cul-de-Sac Position
- Entrance Hallway, Stylish Lounge & Dining Kitchen
- Landscaped Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities
- Ideal for First Time Buyer, Young Family or Investor
- Gas Central Heating & uPVC Double Glazing
- Three Bedrooms & Bathroom
- Parking and Detached Garage to the Rear
- No Chain Involved







LOCALITY & AMENITIES

Oakwood is a popular residential location, situated approximately 4 miles east of Derby City Centre, and is well placed for a good range of local shops and amenities with Oakwood with a parade of shops and supermarket and a post office located at the Oakwood District Centre and also on Smalley Drive. There are also educational facilities, both at primary and secondary level and regular bus services to Derby City Centre.

Local recreational facilities nearby include Leisure Centre, recreational park and Locko Park with it's delightful scenery and country walks. It is also well placed for three noted golf courses, to include the Breadsall Priory Country Club, Morley Hayes Country Club and Horsley Lodge Country Club. Furthermore, Elvaston Castle is only a short drive away (3 miles), again offering delightful scenery and country walks.

Excellent transport links are close by, with easy access onto the A52 and M1 Motorway. Nottingham (10 miles). East Midlands Airport (15 miles).

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Entrance through uPVC double glazed doorway providing access through to the entrance hallway. Fitted with oak effect laminate flooring, built-in storage cupboards, central heating radiator, staircase leading through to the first floor landing, smoke alarm, coving to ceiling and panelled door giving access through to the:

Lounge

14'6 x 11'2 (4.42m x 3.40m)

Fitted with wood grain effect laminate flooring, central heating radiator, TV and telephone point, useful under stairs storage cupboard and uPVC double glazed bay window to the front elevation.

Dining Kitchen

14'3 x 10'10 (4.34m x 3.30m)

Fitted with maple effect fronted units comprising wall, base and drawer units with contrasting black handles, roll edged laminated work surface over with stainless steel sink drainer unit with black matt finished tap over and metro style tiled splashbacks. Integrated electric oven, gas four ring hob, extractor unit over, recess with plumbing for an automatic washing machine and tall fridge freezer (available by separate negotiation). Wood grain effect laminate flooring, central heating radiator, uPVC double glazed window to the rear elevation and uPVC double glazed door giving access to the rear garden.

FIRST FLOOR

Landing

Staircase leading through to the first floor landing from the entrance hallway. with loft access, Storage cupboard over the stairwell with wall mounted Main combination boiler. Panelled doors off the landing giving access to all three bedrooms and bathroom.

Primary Bedroom

14'3 x 8'4 (4.34m x 2.54m)

Fitted with central heating radiator, coving to ceiling, built-in bedside shelving and two wood grain effect ash finish double wardrobes - available by separate negotiation. uPVC double glazed window to the rear elevation.

Bedroom Two

11'11 x 7'11 (3.63m x 2.41m)

Fitted with central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Three

7'7 x 6'0 (2.31m x 1.83m)

Bathroom

7'11 x 5'0 (2.41m x 1.52m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, panelled bath with shower attachment and Triton electric shower above plus pedestal wash hand basin with chrome Monoblock mixer tap. Tiled effect floor, ceramic tiling to the walls, built-in bathroom cabinet, wall mounted mirror, central heating radiator and extractor fan.

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.

OUTSIDE

Front Garden

There is a lawned foregarden with pathway access to the front door.

Enclosed Rear Garden

A delightful landscaped enclosed rear garden with feature circular paved patio area, raised level purple slate bed, area laid to lawn with stepping stone pathway leading to the rear of the garden and gated access to the parking area and garage. The garden is enclosed by a timber fence panelled boundary.

Detached Garage to Rear

16'1 x 9'2 (4.90m x 2.79m)

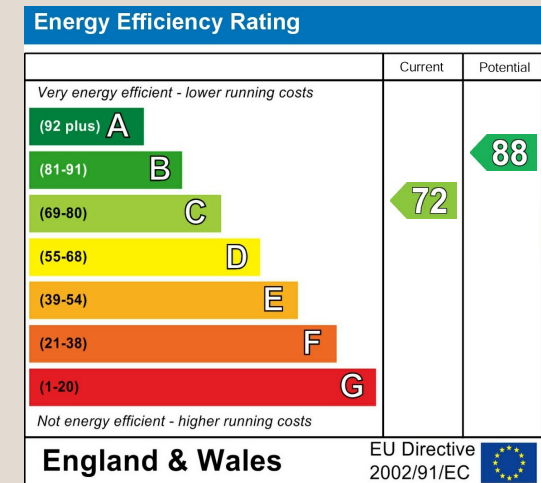
Fitted with up and over door. This garage is located at the rear of the property and access to this driveway is off Vestry Road.

Council Tax Band - B (TBC)

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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