

Pinecroft Court, Oakwood, Derby

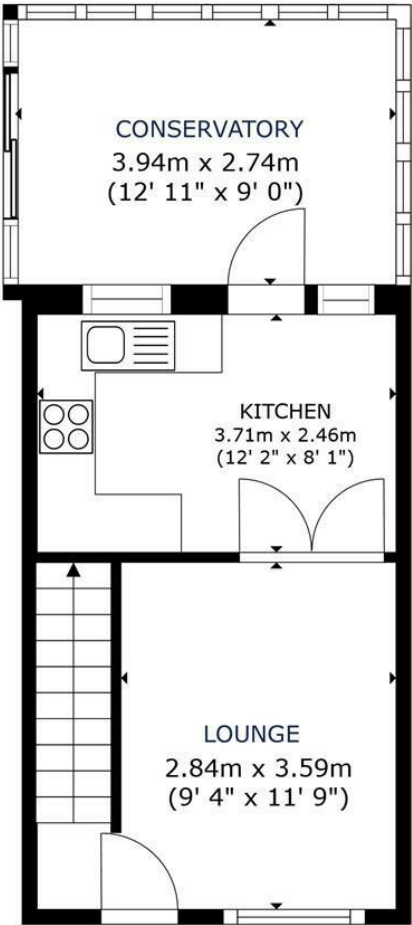
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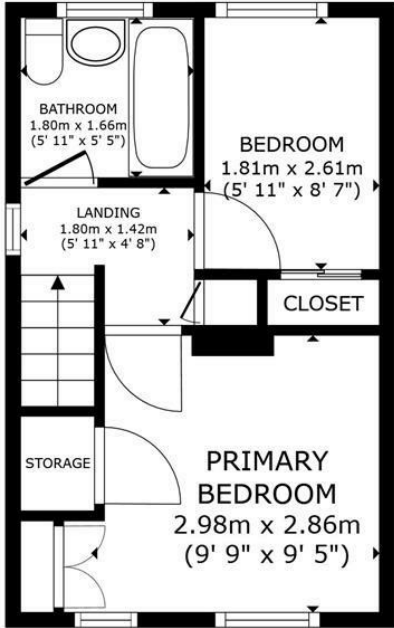
Pinecroft Court, Derby, DE21 2LL
£895 Per month



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 34.7 m² (373 sq.ft.) FLOOR 2 22.8 m² (246 sq.ft.)
TOTAL : 57.5 m² (619 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





AVAILABLE NOW - A beautifully presented and impeccably maintained modern semi-detached home with beautiful conservatory and delightful landscaped rear garden. The property is set within this pleasant cul-de-sac position in this highly popular residential area, close to an excellent range of local shops and amenities, also offering easy access to the City Centre. The property is ideal for a couple or the single professional and is available on an unfurnished basis.

The property has the benefit of uPVC double glazing, gas central heating and in brief comprises: lounge with open plan staircase to the first floor, well appointed dining kitchen and beautiful glass roofed conservatory. The first floor landing leads to two bedrooms and bathroom.

Outside the property has a low maintenance foregarden with generous driveway and gated access leading to a covered car port and the enclosed rear garden. The rear garden has been beautifully landscaped and offers a raised level paved seating area with shrubbed borders and good sized timber framed shed.

- Modern Semi-Detached Home with Spacious Conservatory
- Ideal for Couple or Single Professional
- Lounge & Well Appointed Dining Kitchen
- Two Bedrooms & Bathroom
- Close to Excellent Shops & Amenities
- Beautifully Presented & Impeccably Maintained
- Gas Central Heating & uPVC Double Glazing
- Beautiful Glass Roofed Conservatory
- Generous Driveway, Car Port & Delightful Landscaped Rear Garden
- Available Now - Unfurnished







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

Lounge

11'9 x 9'4 (3.58m x 2.84m)

Entrance through Rock composite entrance door with obscure glazed inset window with leaded effect into the lounge. Fitted with an open plan staircase leading through to the first floor landing, oak effect laminate flooring, wooden dado rail, Virgin Media point, TV point and telephone point, central heating radiator, wall mounted electrical fuse box and uPVC double glazed window to the front elevation. Double opening doors providing access through to the:

Dining Kitchen

12'2 x 8'1 (3.71m x 2.46m)

Fitted with beech effect fronted units with wall, base and drawers units having brushed stainless steel handles, rolled edged effect laminated work surfaces over with ceramic tiled splashbacks. There is a stand alone electric cooker with oven and grill with Halogen four ring hob with extractor unit over. Oak effect laminate flooring, central heating radiator, two uPVC double glazed windows to the rear elevation and uPVC double glazed doorway giving access through to the conservatory.

Spacious Conservatory

12'11 x 9'0 (3.94m x 2.74m)

Built of brick base wall construction with uPVC double glazed windows, a vaulted tinted glass double glazed roof, double glazed sliding patio doors providing access through to rear garden, oak effect laminate flooring and there is a small utility area with plumbing for the automatic washing machine with roll edged laminate work surface over and space for two stand along appliances.

FIRST FLOOR

Staircase leading through to the first floor landing from the lounge.

Landing

Has wooden dado rail, loft access, uPVC double glazed window to the side elevation and doors giving access through to both bedrooms and bathroom plus useful airing cupboard with built-in shelving.

Primary Bedroom

9'9 plus wardrobes x 9'5 (2.97m plus wardrobes x 2.87m)

Fitted with central heating radiator, built-in double wardrobes, storage cupboard over the stairwell with built-in hanging rail and two uPVC double glazed windows to the front elevation.

Bedroom Two

8'7 x 5'11 (2.62m x 1.80m)

Fitted with wall mounted oak effect fronted wall mounted cupboards, central heating radiator, built-in slide door wardrobe and uPVC double glazed window to the rear elevation

Bathroom

5'11 x 5'5 (1.80m x 1.65m)

Fitted with a low level WC, pedestal wash hand basin, panelled bath with glazed shower screen and wall mounted mains fed shower unit with shower attachment. Partial ceramic tiling to the walls, light oak effect flooring, central heating radiator, wall mounted bathroom cabinet, extractor fan and uPVC obscure double glazed window to the rear elevation.

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.

Frontage & Driveway

To the front of the property the property stands is set back from the road with a single with tarmacadamed driveway with an additional block paved parking area. Low maintenance foregarden with purple slate beds planted with a variety of shrubs.

Landscaped Enclosed Rear Garden

There is timber opening double gates leading to a timber framed car port area gives onward access into the enclosed rear garden which has been beautifully landscaped, being tiered with steps leading up to a raised level paved patio area with gravelled beds, there is a quality timber framed shed with power and light. There are purple slate borders planted with decorative conifer trees, a stone seating area and well stocked planting beds. The garden is enclosed by a fence panelled boundary.

Time Scales & Status

The house is available immediately and is offered on an unfurnished basis.

Reservation Fee & Deposit

Property Reservation Fee - One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit - 5 Weeks Rent

Council Tax Band - A

Derby City Council



Viewing

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

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Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

