

44 Alder Close, Oakwood, Derby

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 CO



## 44 Alder Close, Oakwood, Derby

£725 Per month

AVAILABLE NOW - A well presented modern townhouse, set within this delightful 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 the single professional and is available on an unfurnished basis.

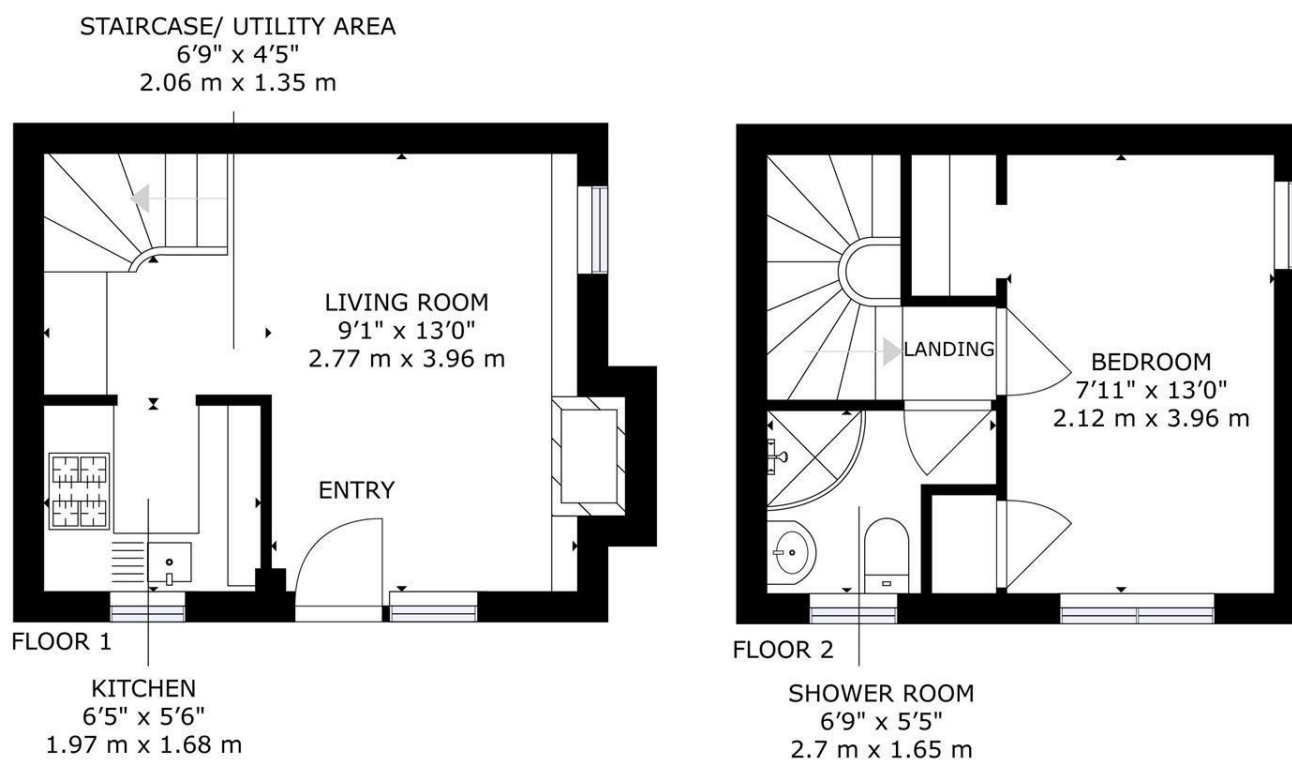
The property has the benefit of uPVC double glazing, gas central heating and in brief comprises: open plan living room, well appointed fitted kitchen and utility/staircase area with spiral staircase leading to the first floor landing and a spacious double bedroom and shower room

Outside there is a front lawned garden area, brick built store and parking is available on a communal basis.

## Features

- Well Presented Modern Townhouse
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Well Appointed Fitted Kitchen
- Front Garden & On Street Parking
- Close to Local Shops & Amenities
- Ideal for Single Professional
- Open Plan Living Room with Utility Area
- Double Bedroom & Shower Room
- Cul-de-Sac Position
- Available Now – Unfurnished

## Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 204 sq.ft, 19 m<sup>2</sup>, FLOOR 2: 193 sq.ft, 18 m<sup>2</sup>  
TOTAL: 397 sq.ft, 37 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# The Property

## 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

**Living Room 13'0 x 9'1 (3.96m x 2.77m)**  
Entrance through uPVC double glazed doorway into the living room. Feature brick fireplace with wall mounted electric picture frame style fire, TV point, telephone point, Virgin Media TV point, central heating radiator, coving to ceiling, uPVC double glazed windows to the front and side elevations. There is open plan access through to the utility/staircase area and doorway access to the kitchen.

**Kitchen 6'5 x 5'6 (1.96m x 1.68m)**  
Fitted with a range of white high gloss

fronted units with brushed stainless steel handles with roll edged laminated wood effect work surface with stainless steel sink drainer unit with chrome Monoblock mixer tap. Low level appliance space for a washing machine and appliance space for an electric cooker with electric oven and grill with Halogen four ring hob. Metro style tiled splashback, mosaic style tile effect floor, coving to ceiling, downlighters and uPVC double glazed window to the front elevation.

**Utility/Staircase Area 6'9 x 4'5 (2.06m x 1.35m)**

Fitted with grey wood grain effect laminate flooring, has roll edged laminated wood block effect work surface with low level appliance space with space for the fridge and low level freezer. Spiral staircase leading through to the first floor landing.

### FIRST FLOOR

Staircase leading through to the first floor landing from the utility/hallway area.

#### Landing

Has loft access and door through to the double bedroom and shower room.

**Double Bedroom 13'0 x 7'11 (3.96m x 2.41m)**

Fitted with wall mounted electric panel heater, central heating radiator, Virgin Media TV point, coving to ceiling, a built-in wardrobe with shelving and chrome hanging rail. Wall mounted Biasi combination boiler concealed in the boiler cupboard. uPVC double glazed windows to the front and side elevations.

**Shower Room 6'9 x 5'5 (2.06m x 1.65m)**

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, pedestal wash hand basin with chrome Monoblock mixer tap and ceramic tiled splashbacks. Corner shower with double opening doors, wall mounted Triton electric

## The Property

shower and ceramic tiled splashbacks. Wall mounted mirror, modern chrome ladder style heated towel rail, beech effect vinyl flooring, extractor fan, wall mounted Dimplex heater electric heater and uPVC obscure glazed window to the front elevation.

### OUTSIDE

#### 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.

#### Front Garden

Lawned foregarden and brick built store.

#### Communal Parking

Communal on street parking.

#### Time Scales & Status

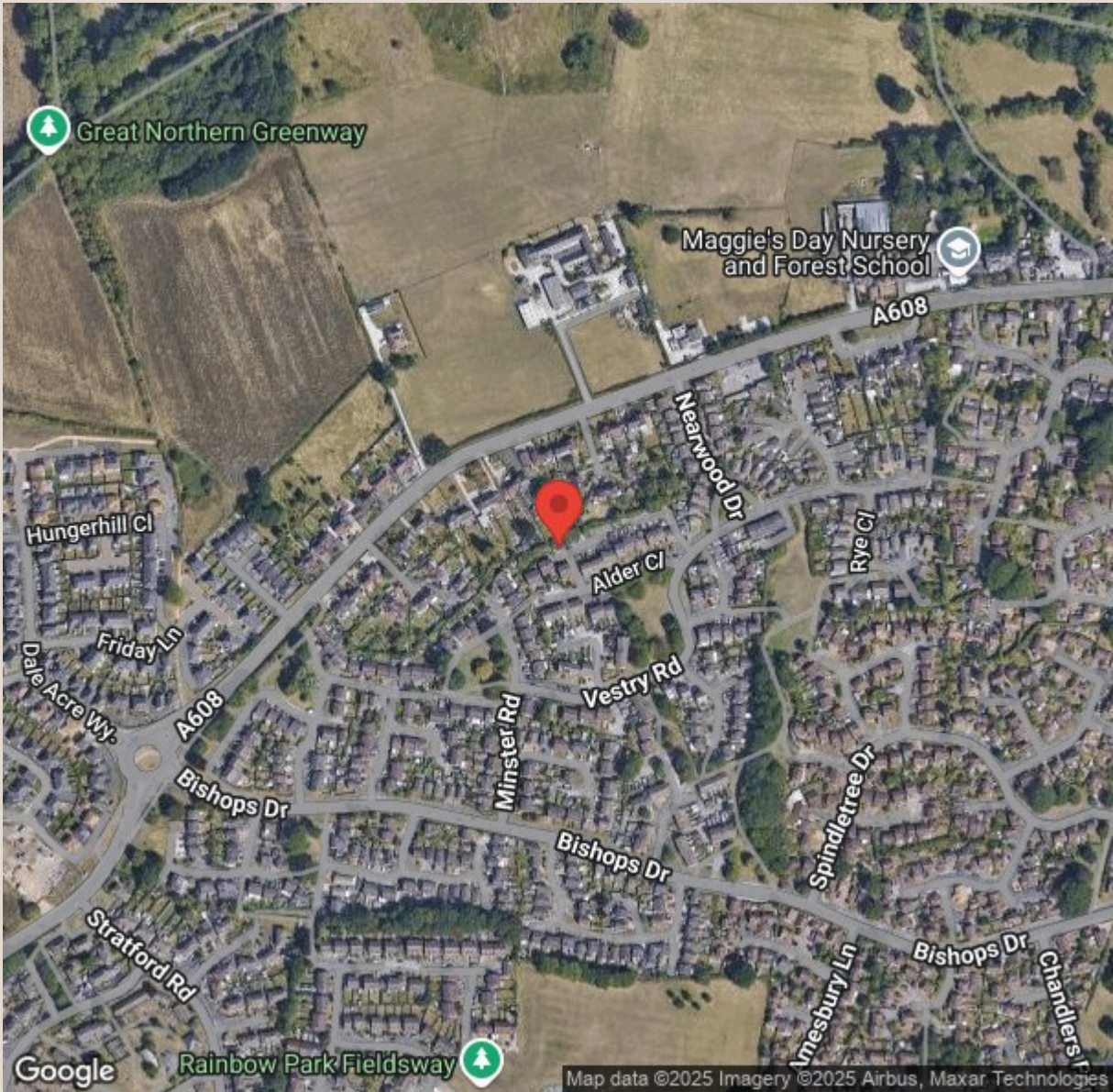
The house is available immediately and is offered on an unfurnished basis.

#### Reservation Fee & Deposit

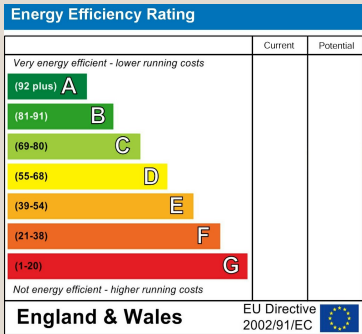
Property Reservation Fee – One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit – 5 Weeks Rent

# Area Map



# Energy Efficiency Graph



Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

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