



15 Winchcombe Way, Oakwood, Derby, Derbyshire, DE21 2ES

Offers Over £395,000

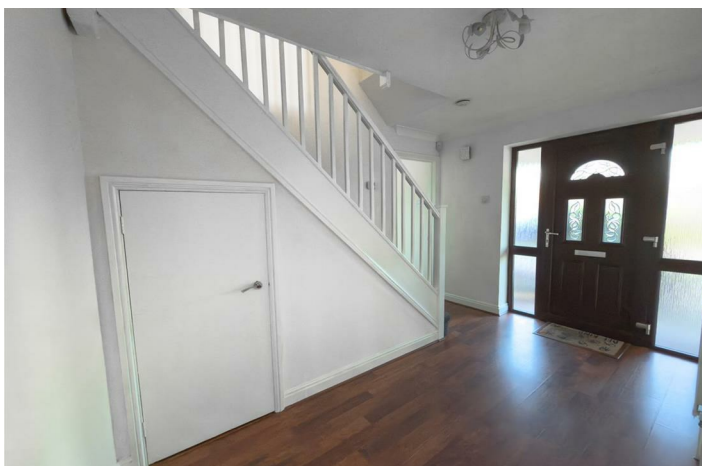
- Detached House
- En-suite & Principle Bathroom
- Dining Room
- Conservatory
- Driveway Parking
- Four Bedrooms
- Fitted Wardrobes
- Spacious Lounge
- Well Maintained Gardens
- Garage

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One Sales & Lettings are proud to introduce this extremely well presented four bedroom detached family home, viewing is strongly advised to truly appreciate the fantastic living accommodation that the property offers. Outside offers a great sized rear garden ideal for entertaining friends and family as well as offering driveway parking & a garage to the front of the property. Being situated within the popular location of Oakwood, the property offers great access to sought after schools, local amenities and excellent transport links to Derby City Centre. Due to the popularity of this type of property in the area viewing is strongly advised to avoid disappointment.



Council Tax Band: E



On entering the property is a spacious entrance hallway with under stairs storage and access to the dining room, kitchen and lounge.

Spacious lounge with neutral décor and an electric wall and feature fire place.

Following on from the living room is the conservatory.

Dining Room with neutral décor and wood flooring.

Fitted kitchen/diner with a good range of wooden wall and base units, incorporating drawers together with rolled work surfaces over and complementary splashbacks, double cooker with gas hob, electric oven and extractor over, integrated dishwasher. Breakfast Island bar.

Off the kitchen is the utility room with plumbing for a washing machine a tumble dryer.

Off the utility room is the downstairs WC.

From the hallway are the stairs leading to the first floor where you will find the four bedrooms.

Bedroom one having fitted wardrobes and the en-suite shower room, bedroom two is a double size with fitted wardrobes, bedroom three also a double size and bedroom four is a single size.

The family bathroom is a complete three piece suite with a shower over the bath.

The property benefits from a gas central heating system and double glazing

Externally, the property benefits from well maintained front and rear gardens, a garage and driveway parking.

Lounge

22'4" x 11'8"

Conservatory

17'2" x 8'7"

Dining Room

13'2" x 8'4"

Kitchen

13'4" x 17'11"

Utility Room

7'4" x 6'6"

Bedroom One

11'10" x 11'8", into recess 18'3"

Bedroom Two

10'10" x 11'5"

Bedroom Three

11'0" x 8'10"

Bedroom Four

9'1" x 6'11"

Bathroom

6'11" x 11'5"

Additional Information

Flood Risk - Very Low

Any Legal Restrictions - No

Other Material Issues - No

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Standard. Parking: Drive & Garage

Electricity supply: Mains. Water supply: Mains.

Sewerage: Mains. Heating: Gas. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed:

<https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link:

<https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council/

Tax Band E. This information has been sourced

from the DirectGov website. One Sales &

Lettings make no guarantee regarding its accuracy and we advise that you conduct further checks to ensure you are satisfied before proceeding with any purchase agreement.

EPC Rating D

Disclaimer

Agent Disclaimer:

One Sales & Lettings, their clients and employees:

1: Are not authorised to make or provide any representations or warranties regarding the property, whether on their own behalf, on behalf of their client, or otherwise. They accept no responsibility for any statements made in these particulars. These particulars do not constitute part of any offer or contract and should not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans

are for guidance purposes only and are not necessarily comprehensive. It should not be assumed that the property has obtained all necessary planning, building regulation or other consents. One Sales & Lettings have not tested any services, equipment or facilities. Purchasers are advised to conduct further investigations and inspections before entering into any agreement.

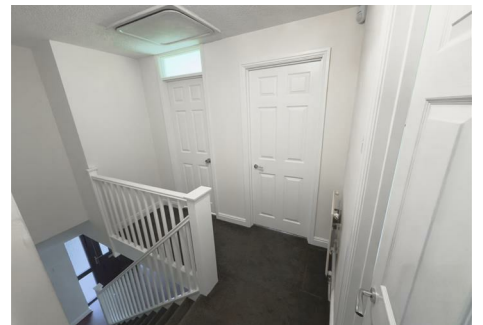
Purchaser Information:

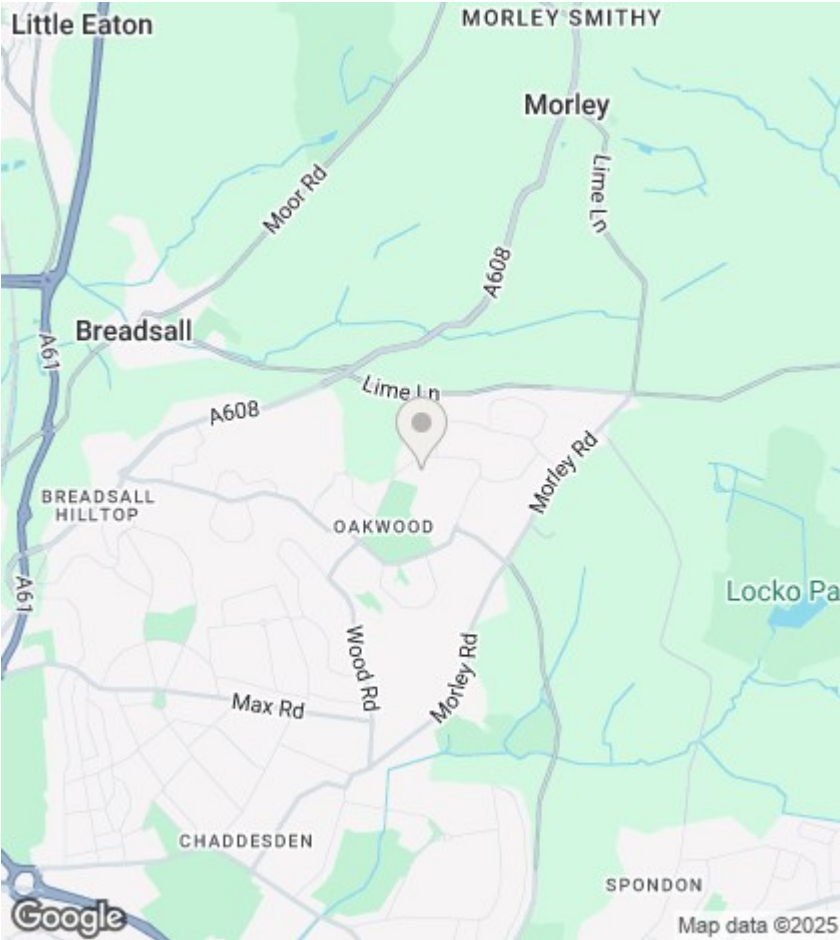
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. One Sales & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to One Sales & Lettings removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements:

One Sales & Lettings have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







Directions

Viewings

Viewings by arrangement only. Call 01332 910111 to make an appointment.

EPC Rating:
D

