



Harvest Way  
Oakwood Derby



## Property Description

A well presented corner plot four bedroom detached family home in highly desirable residential location. Comprises:- Entrance hallway, downstairs cloaks/w.c, lounge, dining room with patio doors to the rear garden and fitted kitchen. To the first floor are four bedrooms the main benefiting from ensuite and family bathroom. Outside the property is enclosed with half height fencing and laid lawn to the front elevation with paved pathway leading to the front door and side access gate. To the rear is a generous wrap round garden laid mostly to lawn with paved patio area and elevated decking area. There is a garage to the rear of the property with driveway and side access door.

## Entrance Hallway

UPVC door to the front elevation giving access to entrance hallway;-

## Downstairs Cloaks

Fitted with two piece suite comprising wash hand basin, low level wc and frosted window to the front elevation.

## Lounge

15' 7" min x 16' 8" max ( 4.75m min x 5.08m max )

Bay window to the front elevation, feature fireplace with matching hearth and surround, carpet and double opening doors giving access to;-

## Dining Room

9' 4" x 9' 5" ( 2.84m x 2.87m )

UPVC sliding patio doors giving access to the rear elevation.

## Kitchen

9' 5" min x 10' min ( 2.87m min x 3.05m min )

Fitted with matching wall and base units, roll edge worktops, ceramic tiled splash backs, asterite sink, drainer with mixer tap over, integrated electric oven with four ring gas burner hob, extractor fan over and UPVC door to the rear elevation.

## Landing

## Bedroom

11' 3" min x 11' 5" min ( 3.43m min x 3.48m min )

Fitted wardrobe and window to the front elevation and door giving access to;-

## Ensuite

Fitted with two piece white suite;- shower cubicle with mains shower, wash hand basin and full ceiling height tiling.

## Bedroom

10' 3" x 9' 8" min ( 3.12m x 2.95m min )

Fitted wardrobe and window to the rear elevation.

## Bedroom

9' x 7' 8" ( 2.74m x 2.34m )

Window to the rear elevation.

## Bedroom

7' 7" x 7' 8" ( 2.31m x 2.34m )

Window to the front elevation.

## Bathroom

Fitted with three piece suite comprising;- panel bath, shower attachment, low level wc, wash hand basin, vinyl flooring and frosted window to the side elevation.

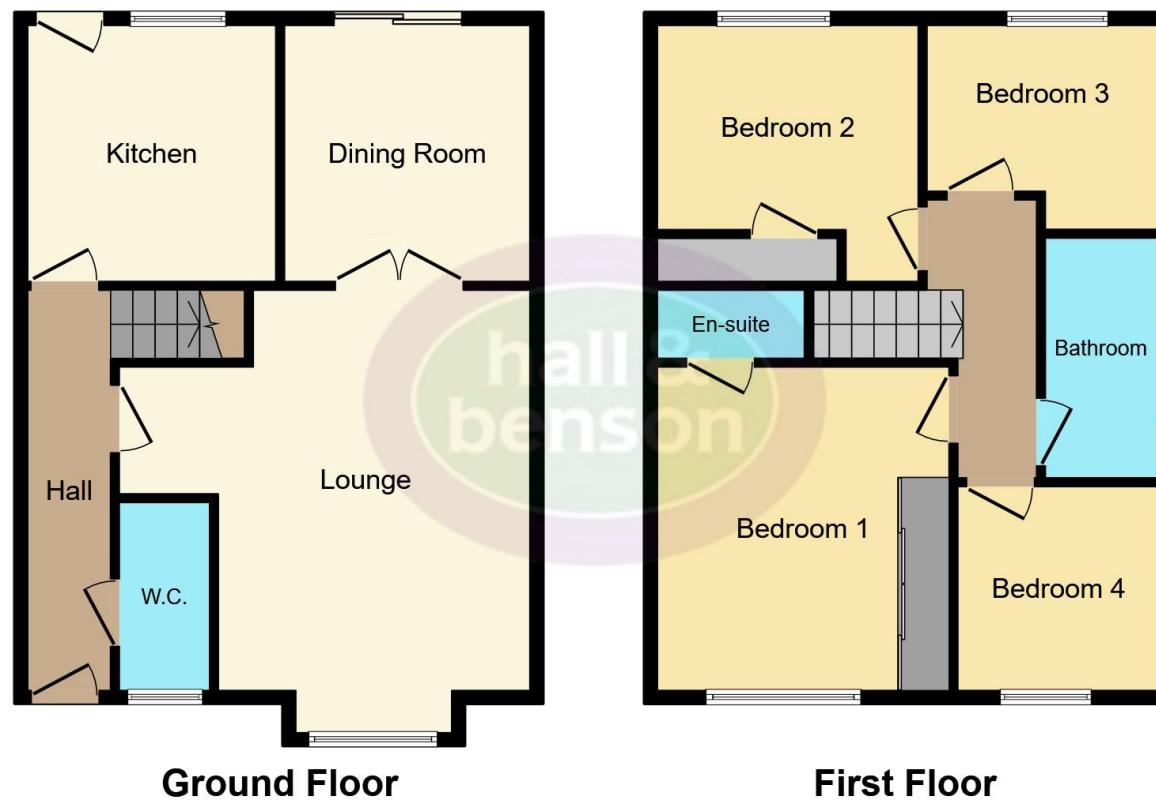
## Outside

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

**T 01332 607000**  
**E spondon@hallandbenson.co.uk**

Pinxton House 75 Sitwell Street Spondon  
 DERBY DE21 7FH

**EPC Rating: C**

Tenure: Freehold

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