



## 4 Bed House - Detached

22 Porters Lane, Oakwood, Derby DE21 4FZ

£1,795 Per Calendar Month



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**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)

- Highly Appealing Detached Property
- Extremely Popular Location
- Gas Central Heating & Double Glazing
- Lounge, Dining Room, Study/Bedroom Five
- Breakfast Kitchen, Utility, Cloakroom
- Four Double Bedrooms & Two Bathrooms
- South Facing Garden
- Block Paved Driveway
- Double Garage
- Available End of October 2024

A highly appealing, four double bedroom, detached property with south facing garden and double garage located in this extremely popular and convenient location on Porters Lane.

The property is unfurnished and available end of October 2024.

The gas central heated and double glazed living accommodation briefly consists of, on the ground floor, storm porch, entrance hall with staircase leading to first floor, cloakroom/WC, lounge, dining room, study/bedroom five, breakfast kitchen and utility room. The first floor landing leads to four double bedrooms, dressing room, en-suite and family shower room.

The property enjoys a pleasant, enclosed, south facing rear garden.

Block paved driveway for two car standing leads to an attached double garage with electric door.

#### The Location

Oakwood is approximately 4 miles East of Derby City Centre and offers a comprehensive range of local amenities including a good range of shops, reputable public houses, good schooling both at primary and secondary level and also a regular bus service into Derby City Centre.

A good range of local recreational facilities include the Springwood Leisure Centre and Locko Park with Elvaston Castle only a short drive away, offering delightful scenery and country walks.

Also well placed for three noted golf courses to include Morley Hayes, Horsley Lodge Country Club and Breadsall Priory.

The property is also well placed for offering easy access to the Derby ring road, the A38, A52 and M1 motorway, along with East Midlands International Airport.

#### Accommodation

##### Ground Floor

### Storm Porch

With outside light.

### Entrance Hall

8'2" x 3'1" (2.50 x 0.96)

With half glazed entrance door, laminated flooring, coving to ceiling, radiator, built-in storage cupboard, double glazed window with fitted blind and split level staircase leading to first floor.

### Cloakroom

6'10" x 3'8" (2.09 x 1.12)

With low level WC, fitted wash basin with fitted base cupboard underneath, tile splashbacks, tile flooring, heated chrome towel rail/radiator, coving to ceiling, double glazed window with fitted blind and internal panelled door.



### Lounge

21'5" x 10'10" (6.53 x 3.31)

With feature fireplace with inset Living Flame gas fire, oak effect flooring, coving to ceiling with centre rose, two radiators, double glazed bay window with fitted blind with aspect to front, double glazed window to rear, double glazed French doors opening onto circular sun patio and internal panelled door.



### Study/Bedroom Five

10'9" x 10'2" (3.29 x 3.11)

With laminated flooring, coving to ceiling, radiator, double glazed window with fitted blind and internal panelled door.



### Dining Room

10'7" x 10'5" (3.24 x 3.19)

With laminated flooring, radiator, coving to ceiling with centre rose, double glazed window, double glazed French doors opening onto rear garden and internal, double opening, half glazed doors opening into entrance hall.



### Breakfast Kitchen

10'4" x 10'3" (3.15 x 3.14)

With single sink with chrome mixer tap, wall and base fitted units with granite worktops, range style cooker with extractor hood, built-in microwave, integrated dishwasher, tile flooring, spotlights to ceiling, concealed worktop lights, radiator, kickboard lighting, double glazed window with granite sill overlooking rear garden, open archway leading to utility room and internal panelled door.



### Utility

6'10" x 6'10" (2.10 x 2.10)

With single sink unit with mixer tap, wall and base units with matching granite worktops, plumbing for automatic washing machine, integrated fridge/freezer, matching tile flooring, central heating boiler, double glazed side access door and open archway leading into breakfast kitchen.



### First Floor Landing

11'1" x 9'4" (3.39 x 2.85)

With attractive balustrade, coving to ceiling, radiator, access through space, built-in cupboard housing the hot water cylinder and double glazed window with fitted blind to front.

### Bedroom One

19'2" x 11'8" (5.86 x 3.57)

With radiator, coving to ceiling, open space leading to dressing room, double glazed window to rear with fitted blind and internal panelled door.



### Dressing Room

With built-in wardrobes, laminated flooring, coving to ceiling, radiator, double glazed window with fitted blind and internal door giving access to en-suite.



### En-Suite

5'7" x 5'2" (1.72 x 1.60)

With separate shower cubicle with electric shower, fitted wash basin, low level WC, tile splashbacks, tile flooring, spotlights to ceiling, heated chrome towel rail/radiator, extractor fan, shaver point, double glazed obscure window with fitted blind and internal panelled door.



### Bedroom Two

12'4" x 10'2" (3.76 x 3.10)

With fitted wardrobes, radiator, coving to ceiling, double glazed window with fitted blind with aspect to front and internal panelled door.



### Bedroom Three

10'9" x 9'10" (3.30 x 3.01)

With coving to ceiling, radiator, double glazed window with fitted blind with aspect to front and internal panelled door.



### Bedroom Four

10'10" x 7'8" (3.32 x 2.36)

With fitted wardrobes, radiator, coving to ceiling, double glazed window with fitted blind with aspect to rear and internal panelled door.



### Family Shower Room

7'9" x 7'2" (2.37 x 2.19)

With separate double shower cubicle with electric shower, fitted wash basin, low level WC, tile splashbacks, high ceiling, spotlights to ceiling, heated chrome towel rail/radiator, extractor fan, double glazed obscure window with fitted blind and internal panelled door.



### Front Garden

To the front of the property is a well-stocked, fore-garden with privet, boxed hedge.

### Side Garden

With paved pathway leading to the double garage, gravel beds, fencing and timber shed for storage and wheelie bin space behind the double garage.



### Rear Garden

A pleasant, south facing, enclosed, rear garden is laid to lawn with a varied selection of shrubs, plants, privet hedge and circular sun patio enclosed by a brick retaining wall and fencing.



### Driveway

A double width, block paved driveway provides car standing space for two cars.

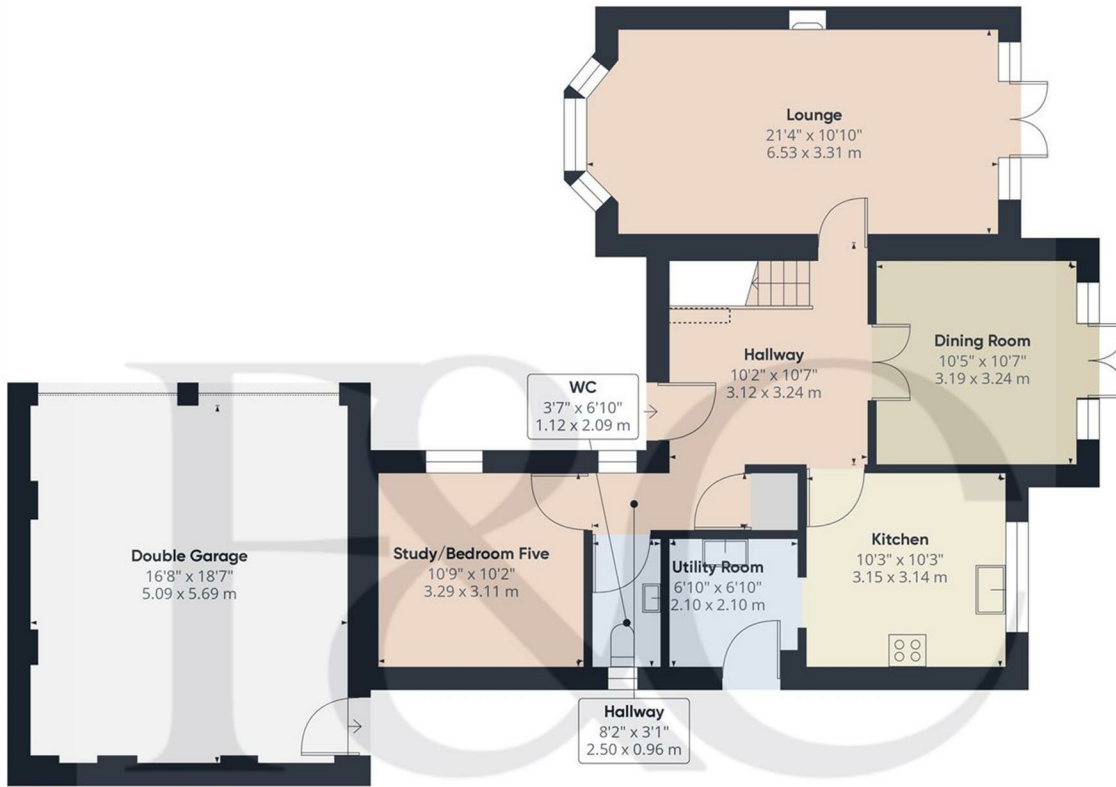
### Double Garage

18'8" x 16'8" (5.69 x 5.09)

With power and lighting, two electric doors and side personnel door giving access to garden.

### Council Tax - F

Derby City



Floor 0

**Approximate total area<sup>®</sup>**

1088.66 ft<sup>2</sup>  
101.14 m<sup>2</sup>

**Reduced headroom**

2.05 ft<sup>2</sup>  
0.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

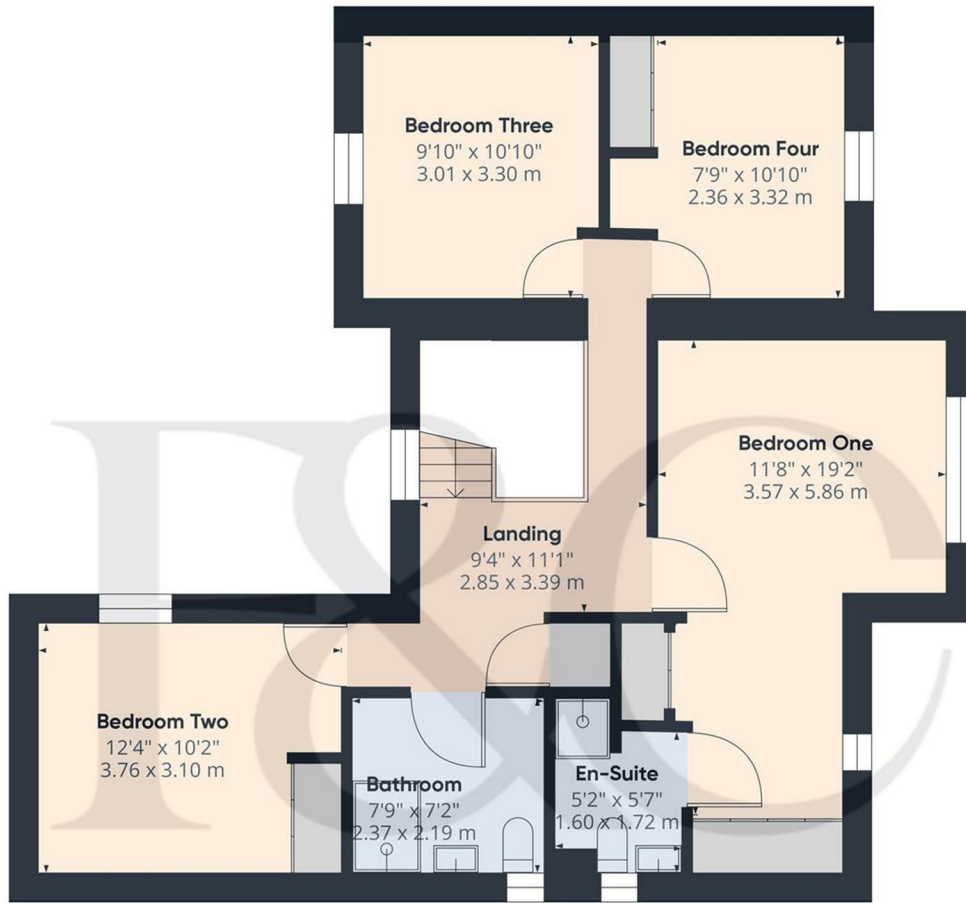
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>1)</sup>  
718.49 ft<sup>2</sup>  
66.75 m<sup>2</sup>

(1) Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>71</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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