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4 Bed House - Detached

7 Binscombe Lane  
Oakwood  
Derby  
DE21 2AZ

£1,795 Per Calendar Month

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Fletcher  
& Company



# 7 Binscombe Lane Derby DE21 2AZ



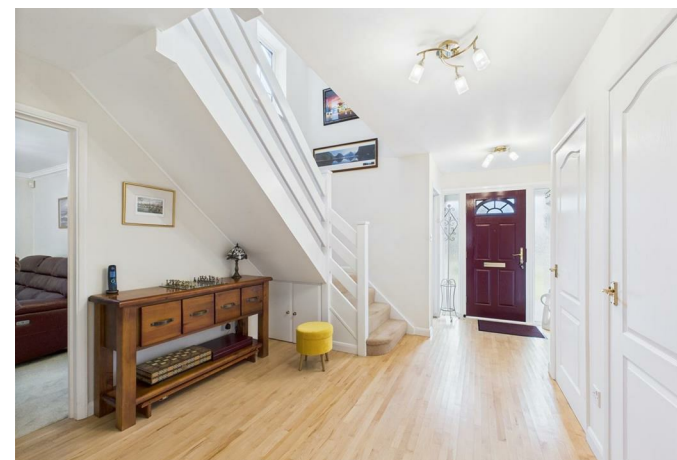
- AVAILABLE EARLY AUGUST 2025 ON A LONG TERM BASIS • EXTREMELY SPACIOUS & IMMACULATLY PRESENTED FAMILY HOME • STUDY/ OFFICE/ UTILITY/ DINING AND SUN ROOMS • STUNNING AND VERY SPACIOUS KITCHEN WITH INTEGRATED APPLIANCES • PRIVATE AND SOUTH FACING REAR GARDEN - MUST BE SEEN • LARGE DOUBLE GARAGE WITH REMOTE CONTROLLED DOORS • MASTER BEDROOM WITH MODERN EN-SUITE, DRESSING ROOM AND TRIPLE WINDOWS • THREE DOUBLE BEDROOMS AND SINGLE BEDROOM - EACH WITH SIGNIFICANT INBUILT STORAGE • AN AMAZING LIVING ROOM ENJOYING VIEWS OVER THE BEAUTIFUL REAR GARDEN • VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THIS PROPERTY

Located in a sought-after part of Oakwood and standing on a good-sized plot, this well-presented, spacious and modernised four-bedroom detached home features a generous lounge, separate dining room, family room and study. With a master dressing room and en-suite shower room, along with a fitted family bathroom and ground floor cloakroom, it will make the ideal family home, or perfect for professionals that love space and flexibility within a spacious property.

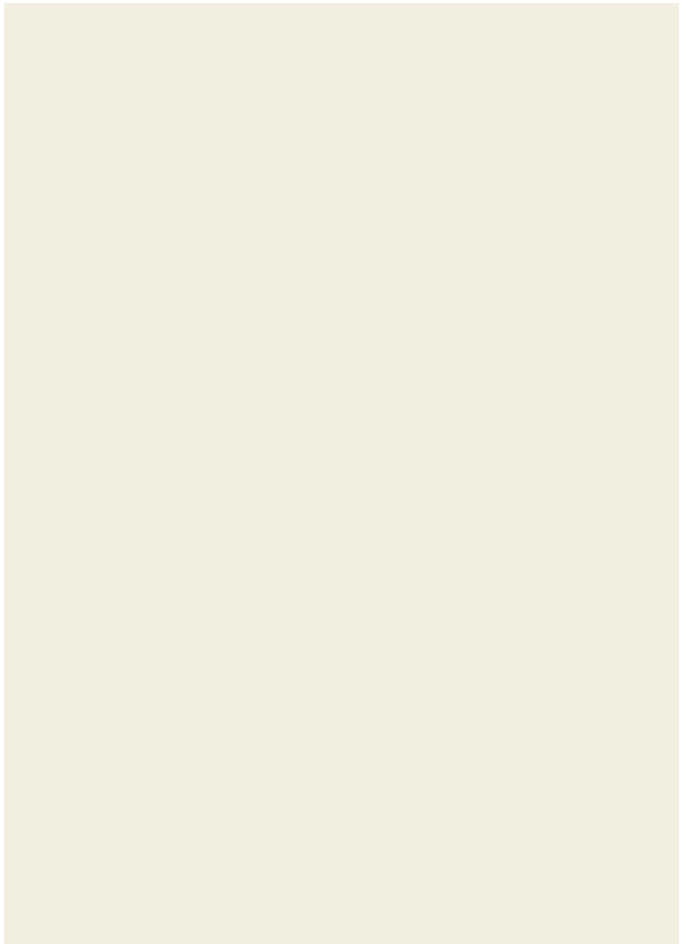
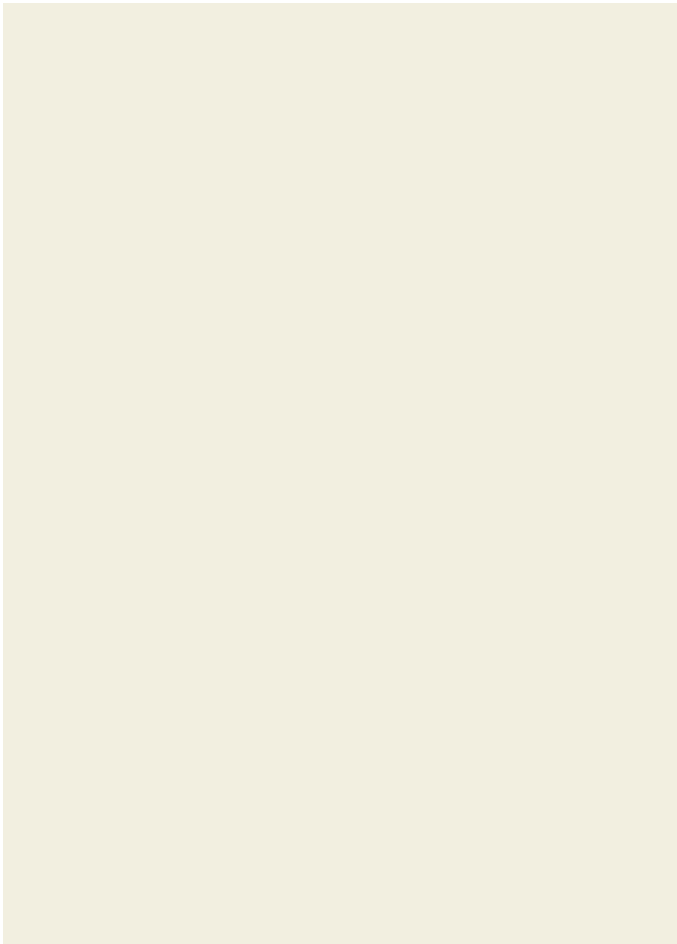
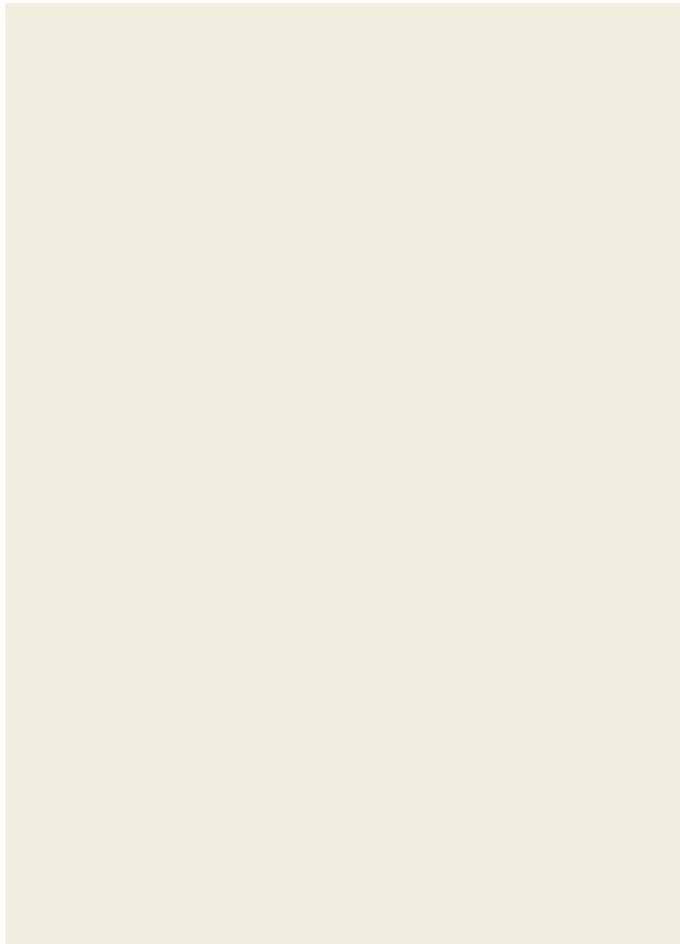
Benefitting from uPVC double glazing and gas central heating along with solar panels with hybrid battery storage, enter into a welcoming expansive entrance hall, the heart of the house with two built-in store cupboards and extra storage cupboard under stairs; cloakroom with W.C; an extremely spacious living room overlooking the rear garden and patio and door opening to the beautiful family room; separate dining room; modern and high quality fitted kitchen with granite work surfaces and integrated appliances; separate utility room; all important study/office; first floor landing; master bedroom with fitted wardrobes, a dressing room and modern fitted en-suite shower room with power shower; three further generous bedrooms all with fitted wardrobes and a well-appointed fitted family bathroom with jacuzzi bath and power shower over.

The front of the property benefits from unoverlooked open aspect and a generous neat lawned garden with open frontage alongside a driveway providing ample off-road parking for several vehicles and giving access to the integral double garage with remote controlled up and over electric door, power and lighting. To the rear the private mature south facing garden is fully enclosed by fencing and secluded as not overlooked from behind with patio seating area, feature lighting and lawn.

Binscombe Lane offers excellent access to local shops, schools and amenities, as well as road links with the A38/M1 and A52. The property is also ideally located close to open countryside





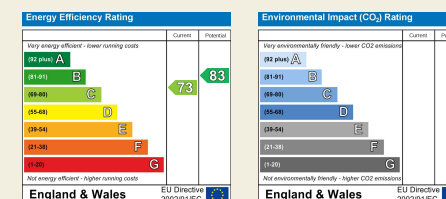




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