

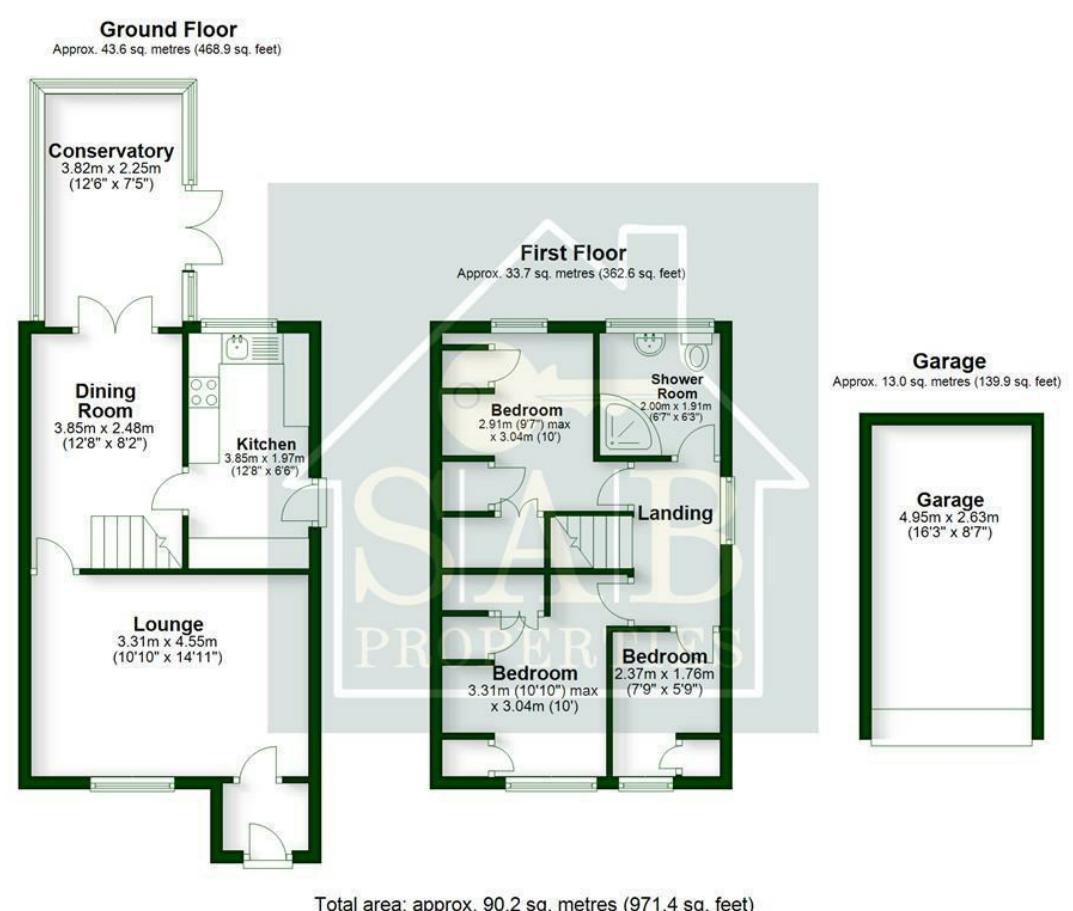
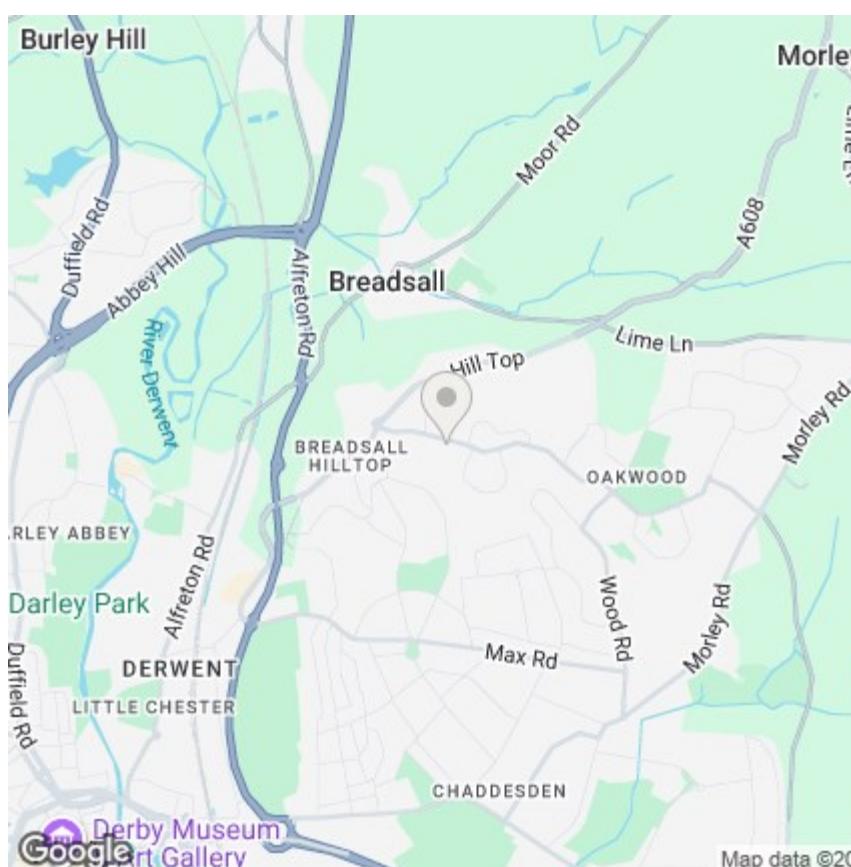


- NO ONWARD CHAIN
- Semi Detached house
- Immaculate Condition
- Neutral décor and flooring throughout
- Kitchen with integrated cooking facilities
- Gas central heating with new boiler fitted in 2024
- Off road parking and garage
- Secure gated rear garden
- Desirable location in a cul de sac
- Excellent local amenities and transport links

SAB Properties are pleased to market this immaculate 3 bedroom semi-detached house with off road parking and garage with roller door, power and lighting. Located in the sought after area of Oakwood, this most spacious and beautifully well-presented home offers a generous lounge, dining room, modern kitchen, conservatory, two double bedrooms, one single bedrooms, family bathroom. Beautifully maintained rear garden.

## Steeple Close, Oakwood, Derby

Offers in the region of £215,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



#### Description

The property benefits from uPVC double glazing door and windows with gas central heating and combi boiler. The accommodation in brief comprises of entrance hall; spacious lounge with feature fireplace; dining room; kitchen with a range of high quality wall, base and drawer units; a good sized uPVC double glazed conservatory; first floor landing; master bedroom with a range of fitted bedroom furniture; double second bedroom; single bedroom and a fitted family bathroom.



To the front of the property is a generous double driveway providing ample off-road parking and giving access to the garage with roller door, power and lighting. To the rear is a well-maintained enclosed garden with patio seating areas, lawn and mixed flowers and shrubbery beds.

#### Entrance Porch

UPVC door leading in to small porch with neutral décor and flooring. Single door leading in to lounge.

#### Lounge

10'10" x 14'7" (3.31m x 4.45m)

The lounge has laminate wood-effect flooring, UPVC double-glazed window with modern vertical blinds, to the front elevation. Decorative feature fireplace with modern coal effect gas fire. Wall mounted radiator, TV & telephone points and ample plug sockets. Modern glass chandelier lighting.

#### Dining Room

12'7" x 8'1" (3.85m x 2.48m)

Located to the rear leading in to conservatory, through patio door with vertical blinds. Neutral décor and laminate wood effect flooring. Will easily accommodate a dining table and 6 chairs with a selection of furniture and furnishings. Modern glass chandelier lighting.

#### Conservatory

12'6" x 7'4" (3.82m x 2.25m)

Brick built with UPVC windows and patio doors. Vertical blinds to all windows, Ceramic tiles to floor. Ample plug sockets.

#### Kitchen

12'7" x 6'5" (3.85m x 1.97m)

Located to the side and overlooking the garden. With a good selection of high quality wall and base units and roll edged worktop with ample plug sockets. Stainless steel sink and drainer. Complimentary tiled splashback and walls. Integrated electric oven, gas hob with overhead extractor hood, integrated fridge and freezer. Plumbing for washing machine. Neutral décor and vinyl flooring. UPVC double glazed window.

#### Stairs & Landing

Stairs between the lounge and dining room, leading to first floor with doors leading in to bedrooms and bathroom. Neutral décor and carpet. UPVC double glazed window with modern vertical blinds.

#### Bedroom 1

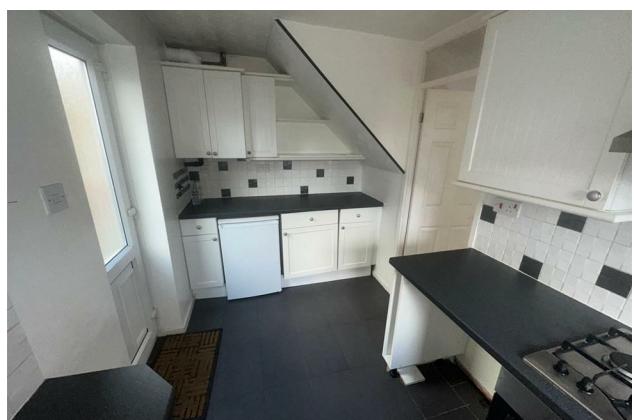
10'10" x 9'11" (3.31m x 3.04m)

The master bedroom is overlooking the front elevation and has neutral décor and modern laminate wood effect flooring, fitted wardrobe and cupboard along the entire wall. UPVC window with modern vertical blinds, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

#### Bedroom 2

9'6" x 9'11" (2.91m x 3.04m)

The second bedroom overlooks the rear elevation and has neutral décor and modern laminate wood effect flooring. UPVC window with modern blinds, fitted wardrobe and cupboard along the entire wall, with wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.



#### Bedroom 3

7'9" x 5'9" (2.37m x 1.76m)

Located to the front elevation, this single bedroom has neutral décor and modern laminate wood effect flooring. It will easily accommodate a single bed and a selection of furniture and furnishings. Wall mounted radiator and ample plug sockets, UPVC double glazed window with modern vertical blinds.

#### Bathroom

6'6" x 6'3" (2.00m x 1.91m)

Suite comprising of shower enclosure with electric shower over and glass shower enclosure. Stainless taps, low level WC and pedestal wash basin. Complimentary tiling to walls and modern laminate effect flooring. Wall mounted radiator, extractor fan and UPVC double glazed window.

#### Outside

To the front is a block paved driveway with slabbed pathway leading to front door and pathway to the side elevation leading to the gate for rear garden access.

To the rear is an enclosed garden with fence panels, slabbed patio and pathway, lawn and established flower beds to side of lawn. Decorative lighting to side of garage and established planters



#### Garage

16'2" c 8'7" (4.95m c 2.63m)

Brick built with up and over roller door. Electric sockets and lighting.

#### Tenure

Tenure-Freehold with vacant possession upon completion.

#### Viewings

Viewings by arrangement with SAB Properties, who will be pleased to provide any further information which may be required.

#### Information

Council Tax – Derby City Council Tax Band B

EPC Rating = D

Electrical Safety Certificate valid until January 2026

Gas Safety Certificate valid until March 2026

New boiler fitted in January 2024 – warranty valid until January 2034

Flood Risk – No flooding in the past 5 years

