



16 Oaklands Road, Etwell, Derby, DE65 6JD

£415,000

This detached property, perfect for families, is in a quiet, community-focused area with excellent transport links, schools, and amenities nearby. It has four bedrooms, two reception rooms, a modern kitchen, a refurbished bathroom, and unique features like a fireplace, garage, and garden. It offers comfort, convenience, and charm.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

Presenting to you this delightful, neutrally decorated, detached property that is listed for sale. This residence is ideally suited for families and is situated in a peaceful, quiet location with strong local community ties. Conveniently located, the property benefits from excellent public transport links, proximity to local schools, amenities, and lush green spaces.

The property boasts four well-proportioned bedrooms. Bedrooms one and three are spacious doubles with the added benefit of built-in wardrobes. Bedroom two is another generous double room, while bedroom four is a comfortable single room, also equipped with built-in wardrobes and which is currently being used as a study.

The residence also comprises two inviting reception rooms. Reception room one features large windows that flood the room with natural light and offers a stunning view of the garden. A fireplace adds a cosy touch to this room. Reception room two also benefits from large windows and a garden view, with the added advantage of direct access to the garden, perfect for summer gatherings or a quiet evening in the open air.

The recently refurbished kitchen is a chef's delight, equipped with modern appliances and a mix of wood and granite countertops, combining functionality with aesthetic appeal. The property also features a newly refurbished bathroom, complete with a heated towel rail and a separate WC for added convenience.

Unique features such as a fireplace, garage, parking facilities, and a well-maintained garden further enhance the appeal of this residence. This property stands out as a perfect blend of comfort, convenience, and charm, promising a comfortable and serene lifestyle for its inhabitants.

Entrance Hall

Carpeted and neutrally decorated with front aspect part obscure glazed composite main entrance door, coving to ceiling, storage cupboard, under stairs storage, radiator.

Kitchen

11'10" x 8'5" (3.63 x 2.59)



Having ceramic tiled flooring and neutral decor with front aspect upvc double glazed window, side aspect part obscure glazed upvc door to rear garden. Inset lights to ceiling. A range of fitted wall and floor units to modern style with stone worktops and splashbacks, wooden breakfast bar, inset stainless steel sink with drainer and chrome mixer tap, integrated double electric oven, inset 5 burner gas hob, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer.

Lounge

12'9" x 22'9" (3.89 x 6.94)



Carpeted and neutrally decorated with two rear aspect upvc double glazed windows, coving to ceiling, contemporary gas fire, tv point, telephone point, radiator.

Dining Room

10'4" x 16'5" (3.15 x 5.02)



Carpeted and neutrally decorated with rear and side aspect upvc double glazed windows, upvc double glazed door to rear garden, coving to ceiling, storage radiator.

Guest Cloakroom/WC

Having ceramic tiled flooring and fully tiled walls with front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc with vanity cupboard, chrome heated towel rail.

Stairs/Landing

Carpeted and neutrally decorated with two front aspect obscure upvc double glazed windows, decorative staircase, airing cupboard with wall mounted Worcester gas combination boiler, access to roof space via fitted ladders.

Bedroom One

11'1" x 12'7" (3.39 x 3.85)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes and dressing tables, radiator.

Bedroom Two

12'7" x 9'0" (3.85 x 2.75)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bedroom Three

11'2" x 9'4" (3.41 x 2.87)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Four/Study

7'9" x 8'8" (2.37 x 2.66)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes and chest of drawers with worktop, telephone point.

Bathroom



Having vinyl flooring and fully tiled walls with front aspect obscure upvc double glazed window, inset lights to ceiling, 'P' bath with chrome mixer tap and plumbed shower over, contemporary wash hand basin with chrome monobloc tap and vanity unit, chrome heated towel rail.

Toilet

Having ceramic tiled flooring and fully tiled walls with front aspect obscure upvc double glazed window, low flush wc, wall mounted electric heater.

OUTSIDE

Garage

19'9" x 8'3" (6.02 x 2.52)

With electronically powered roller shutter door, light and power.

Frontage and Driveway



To the front you will find a Tarmacadam driveway with adequate parking for at least four vehicles. To the side, the garden has been attractively landscaped to provide a paved fore patio with herbaceous borders.

Rear Garden



Accessed via a wooden side gate you will enter a generous rear garden which has been lovingly cared for over the years, and is landscaped to provide an established and verdant array of herbaceous planting with stone patios linked via brick paved pathways. There is a private area beyond the dining room which provides good hidden storage. You will also find a cold water tap and outdoor power socket.

Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £2566.17 a year (£213.85 a month)

16 Oaklands Road, Etwall, Derby, DE65 6JD

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Specialist bath

Coal mining area: No

Non-coal mining area: Yes

Buying to Let?

Guide achievable rent price: £1300pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Location / what3words

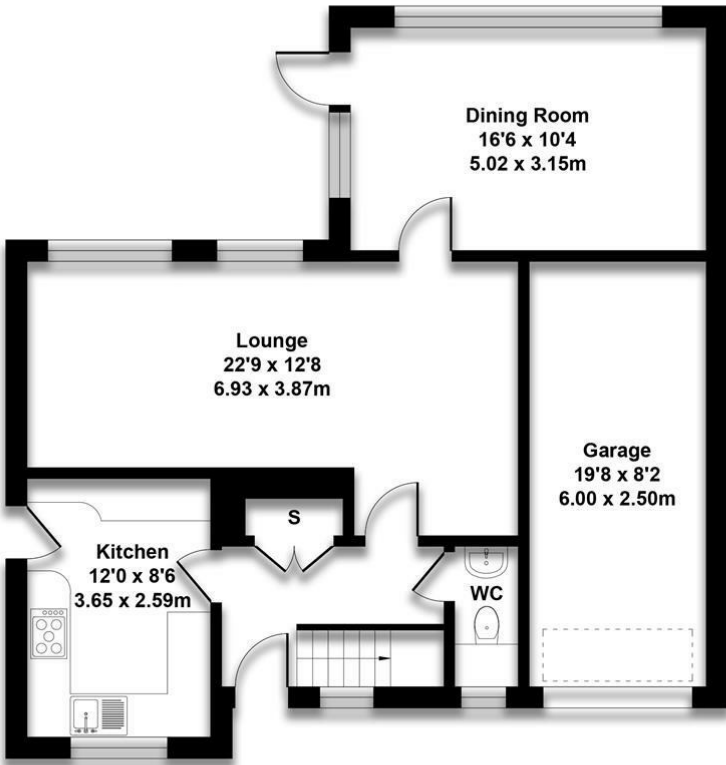
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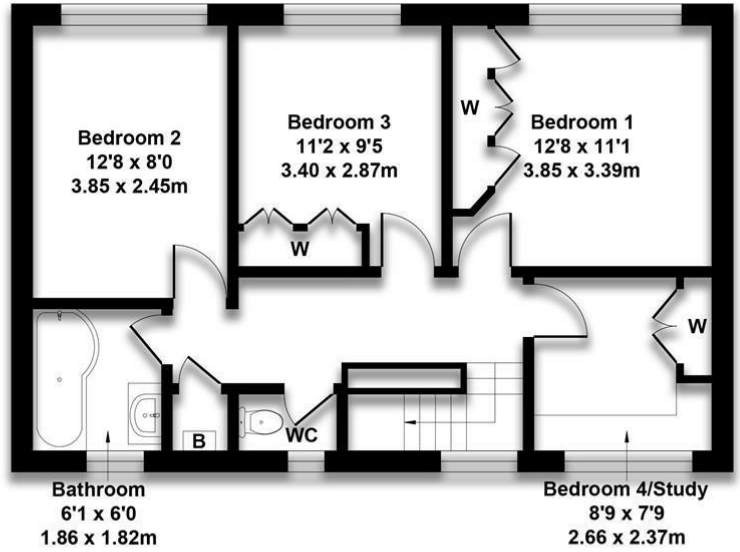
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16 Oaklands Road

Approximate Gross Internal Area
1432 sq ft - 133 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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