

Oakside Way, Oakwood, DE21 2UH



Hannells

— SELECT —



WELCOME TO SELECT

Like all of our outstanding **SELECT** properties, there's much to admire about this fantastic property that might just be your new home. If you like what you see, don't risk missing out on it. Contact us today to organise a viewing at your earliest convenience. If you have any questions or would like more information, please feel free to get in touch.



3. KEY FEATURES

KEY FEATURES

- > FOUR BEDROOM DETACHED PROPERTY
- > IDEAL FOR A GROWING FAMILY
- > WELL PRESENTED INTERIOR
- > EPC RATING C
- > COUNCIL TAX BAND E
- > OFF ROAD PARKING & GARAGE



“ An early viewing is highly recommended of this four bedroom detached family residence occupying a popular and sought after cul-de-sac location on the edge of Oakwood. Being ideal for the growing family, the property has a well presented interior and benefits from uPVC double glazing, gas central heating, off road parking together with an garage and enclosed rear garden.

In brief, the accommodation comprises; reception hallway, cloaks/WC, spacious lounge with a gas fire with marble hearth and surround, separate dining room, conservatory overlooking the rear of the property and a modern fitted breakfast kitchen with a range of integrated appliances.

To the first floor are four bedrooms, master bedroom having an en-suite shower room, first floor landing with a storage cupboard and a modern family bathroom. Outside, to the front of the property is a driveway providing off road parking together with garage, lawn and a secure gate giving access to the rear of the property. At the rear of the property is an enclosed garden being mainly laid to law with patio area, flower beds, fenced boundaries and a door giving access to a utility room.

The property occupies a 'no through road' location close to local amenities including shops, schools and transport links together with easy access for Derby City Centre and further road links. An early viewing is essential to appreciate the accommodation offered for sale.



”

5. ROOM DESCRIPTION



Entrance Hallway | 8' 10" x 5' 7" (2.69m x 1.70m)

Cloaks/WV | 4' 11" x 4' 5" (1.50m x 1.35m)

Lounge | 19' 7" x 11' 8" (5.96m x 3.55m)

Dining Room | 11' 8" x 9' 3" (3.55m x 2.82m)

Kitchen/Breakfast Room | 16' 5" x 10' 4" (5.00m x 3.15m)

Conservatory | 11' 8" x 9' 2" (3.55m x 2.79m)

First Floor Landing | 9' 0" x 5' 7" (2.74m x 1.70m)

Master Bedroom | 11' 11" x 11' 11" (3.63m x 3.63m)

En-Suite Shower Room | 10' 5" x 5' 0" (3.17m x 1.52m)

Bedroom Two | 12' 0" x 11' 4" (3.65m x 3.45m)

Bedroom Three | 11' 3" x 8' 11" (3.43m x 2.72m)

Bedroom Four | 8' 6" x 6' 10" (2.59m x 2.08m)

Bathroom | 11' 1" x 5' 5" (3.38m x 1.65m)

Tandem Garage | 18' 10" x 8' 3" (5.74m x 2.51m)

Utility/Storage | 8' 11" x 8' 4" (2.72m x 2.54m)



6. FLOOR PLAN / OUTSIDE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GET IN TOUCH

Tel: 01332 281400

Email: chaddesden@hannells.co.uk

Visit: www.hannells.co.uk

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £185 per completed transaction. They are independent professionals upon whom You can rely for independent and confidential advice. Their conveyancing charges are available on request. We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need and who will take care of everything from explaining options and helping you select the right mortgage, to choosing the most suitable protection for you and your family and handling the whole application process. We receive a referral fee of approximately £350 per completed transaction. We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction. We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction. You are NOT obliged to use our preferred partner services.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.