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

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











4. ACCOMMODATION

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.





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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)

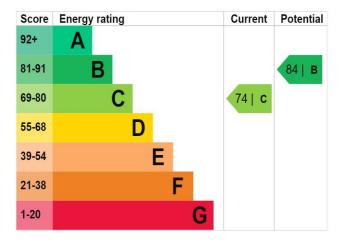
















GET IN TOUCH

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