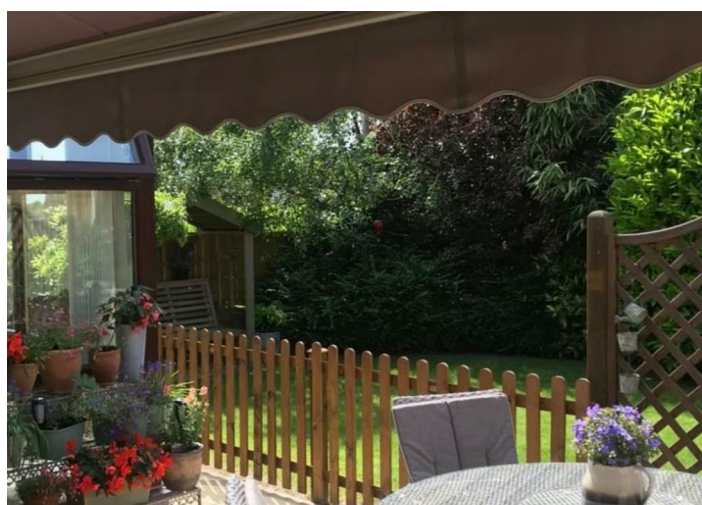


4 Bed House - Detached

Price £439,000

 Holyhead Drive, Oakwood, Derby, DE21 2TD



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Arguably the best example of its type, this stunning home, constructed by messrs Second City Homes to an exacting standard, has been the subject of a comprehensive upgrade programme by the current owners to provide a light and spacious comfortable high specification home which must be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this impressive house briefly comprises; reception hall, bay fronted sitting room, dining room, conservatory, bespoke breakfast kitchen boasting a range of high quality integrated appliances, utility room with guest's cloakroom / Wc off. On the first floor a landing leads to four double bedrooms (Principal bedroom with bathroom en-suite) and main bathroom. Outside, the property stands on a landscaped corner plot with a two car driveway, double garage and well maintained gardens. Freehold. Council tax band D. Energy rating.

Recessed Storm Porch

To:-

Reception Hall



Having regency style UPVC entrance door with matching opaque side light, radiator, understairs storage cupboard and staircase to first floor.



Sitting Room 18'0" x 12'0" (5.50 x 3.68)



Having television and media connection points, double radiator, UPVC double glazed square bay window to front aspect and twin multi paned butler doors leading to the:-



Dining Room 10'2" x 9'10" (3.10 x 3.02)



Having radiator, feature UPVC double glazed box bay window to side aspect, door to kitchen and double glazed sliding patio doors to:-

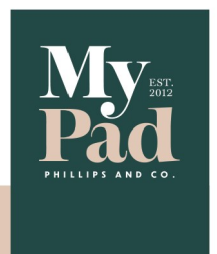
Conservatory 9'4" x 9'0" (2.85 x 2.75)



Having wall mounted electric heating unit, UPVC double glazed window and matching French doors giving views and access over the private landscaped rear garden.

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Breakfast Kitchen 11'2" x 9'11" (3.42 x 3.04)



Having a range of custom fitted high gloss soft close wall, base and drawer units with wood grain effect laminated working surfaces, complimentary ceramic tiled splash backs with contrasting oak effect vinyl floor, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, integrated Smeg stainless steel four burner gas hob with electric fan assisted oven and grill, space for fridge freezer, matching breakfast bar, radiator, wall mounted glass display cabinet with adjacent integrated wine racks, concealed canopy extractor hood with down lighter, UPVC double glazed window to rear aspect and door to:-



Utility Room 6'7" x 5'8" (2.03 x 1.73)



Having a range of high gloss soft close wall, base and drawer units with wood grain

effect laminated rolled edge working surfaces, complimentary ceramic tiled splash backs with contrasting wood grain effect vinyl floor, inset stainless steel sink top with side drainer, hot and cold mixer tap, space and plumbing for automatic washing machine, space and venting for dryer, radiator, UPVC double glazed window and UPVC double glazed door to rear garden. An internal door leads to the:-

Guests Cloak Room/WC

Having modern contemporary white two piece suite comprising; low centre flush wc and wall mounted wash hand basin nestling on a wood grain effect vanity unit, complimentary ceramic tiled splash backs with contrasting wood grain effect vinyl floor, radiator and UPVC opaque double glazed window to side aspect.

First Floor Landing



With access to roof space and recessed airing cupboard (housing the wall mounted combination gas boiler).

Principal Bedroom 13'6" x 12'4" (4.12 x 3.78)



Having a range of quality recessed built in wardrobes with sliding mirrored doors, television connection point, radiator and UPVC double glazed square bay window to front aspect. A door leads to the:-



Bathroom/En Suite



Having modern contemporary white three piece suite comprising; concealed flush wc and wash hand basin nestling on a wood grain effect vanity unit and deep panelled bath with chrome shower attachment and mixer tap over, complimentary ceramic part tiled walls with contrasting polished ceramic tiled floor, radiator, shaver socket, ceiling LED down lighters and UPVC opaque double glazed window to front aspect.

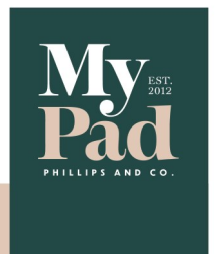
Bedroom Two 9'11" x 10'6" plus wardrobe depth (3.04 x 3.21 plus wardrobe depth)



Having a range of full length built in wardrobes with sliding doors, radiator, television connection point and UPVC double glazed window to rear aspect.

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Bedroom Three 12'11" x 8'7" (3.94 x 2.62)



Currently used as a home office and having radiator and two UPVC double glazed windows to front aspect (the home office furniture can be purchased via separate negotiation).



Bedroom Four 10'3" x 10'0" maximum (3.14 x 3.07 maximum)

Having a recessed built in wardrobe with sliding door, radiator and UPVC double glazed window to rear aspect.

Bathroom



Having modern contemporary white three piece suite comprising; low centre flush wc, wash hand basin nestling on a wood grain effect vanity unit and deep panelled bath with chrome shower attachment and mixer tap over, complimentary ceramic tiled walls with contrasting ceramic tiled floor, radiator, ceiling LED down lighters and UPVC opaque double glazed window to rear aspect.

Outside

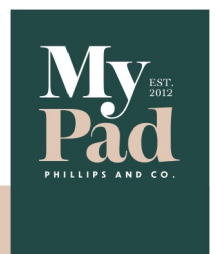


The property occupies a professionally landscaped corner plot, at this sought after residential address. To the front is a dwarf brick boundary wall with pea gravelled border, having mature shrubs, trees and low level conifers together with a double electric point. Adjacent is a tarmac driveway giving car standing space for two cars and leading to the part integral brick garage, measuring internally 5.45 x 5.05, having contract tile flooring, fitted work bench, access to roof space, rear UPVC double glazed personal door and supplied with power and light. At the side of the property a wooden access gate leads to a paved

court yard area, which in turn leads to the professionally landscaped private rear garden, enclosed by close panelled fencing, together with a screen of well trimmed hedging, laid to a sweeping shaped lawn with full width Cotswold style patio area, ornamental fencing, raised borders, separate pea gravelled seating area, cold water tap, garden and security lighting. A particular feature of the garden is the electric motorised sun awning. Also included in the sale is the timber potting shed.



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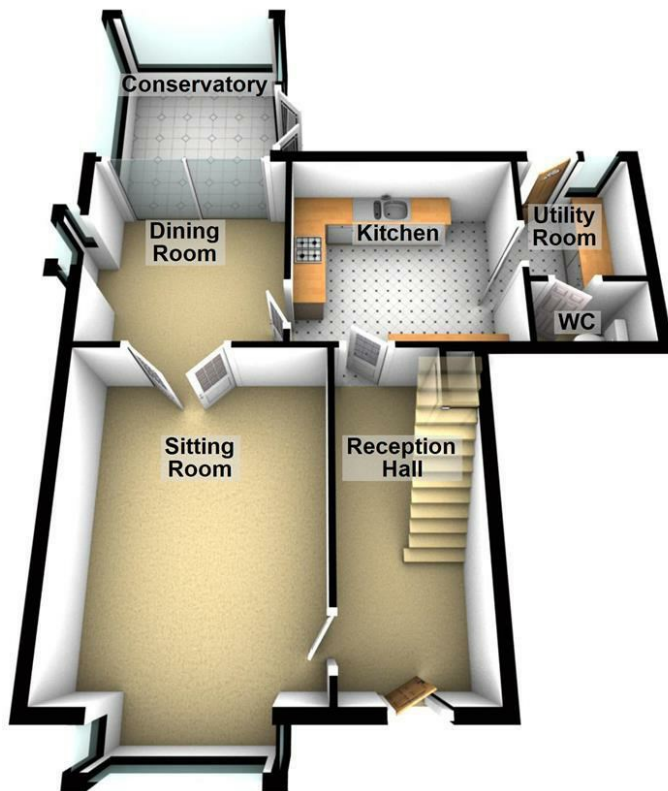


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Ground Floor



First Floor



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| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | 70 | 83 |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | | |
| Some energy efficiency - lower running costs | D | | |
| Not very energy efficient - higher running costs | E | | |
| Very poor energy efficiency - higher running costs | F | | |
| Extremely poor energy efficiency - very high running costs | G | | |
| England & Wales | | EU Directive 2002/91/EC | |

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