

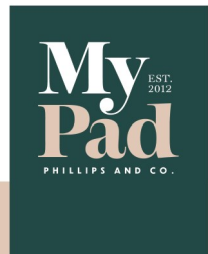
3 Bed House - Semi-Detached

Offers over £265,000

 Lychgate Close, Oakwood, Derby, DE21 2DA



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£265,000

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Arguably the best example of its type in the area. This superbly upgraded and extended modern semi detached family home requires a full inspection to appreciate the size of accommodation and wealth of quality appointments on offer. Standing on a well thought out landscaped plot in this sought after part of Oakwood in a cul de sac location, this impressive gas centrally heated and UPVC double glazed house briefly comprises; entrance hall, sitting room with feature fire, family room / home office, superior dining kitchen boast a range of integrated appliances, guest's cloakroom / Wc. On the first floor a landing leads to three bedrooms and bathroom with modern white suite. Outside is a three car forecourt and driveway, useful attached store / workshop and established rear garden with covered entertaining area. Freehold. Energy rating G. Council tax band B.

Reception Hall

Having feature contemporary style composite and opaque double glazed entrance door and laminated wood effect floor.

Sitting Room 15'0" x 11'0" (4.59 x 3.36)



The focal point of the room being the built in shelving with storage incorporating an electric holographic log and flame effect fire, television and media connection points, coving to ceiling, ceiling LED down lighters, radiator and UPVC double glazed window to front aspect.



Family Room 12'8" x 8'3" (3.88 x 2.52)



Having laminated wood effect floor, radiator, coving to ceiling, understairs storage, UPVC double glazed window to front aspect and feature glass and steel balustrading with staircase to first floor.

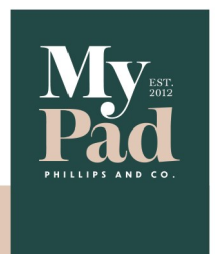


Dining Kitchen 24'0" x 16'2" reducing to 8'7" (7.34 x 4.95 reducing to 2.63)



Having a full range of high gloss soft close fitted wall, base and drawer units with contemporary brushed chrome handles, feature oak working surfaces with matching breakfast bar incorporating a Range Master black glass five burner gas hob with overhead canopy extractor hood and down lighters, inset granite composite sink top with vegetable preparation bowl, side drainer and extendable hot and cold mixer tap, integrated electric fan assisted oven, grill and dishwasher, space and plumbing for automatic washing machine, space for fridge freezer, complimentary ceramic tiled splash backs with contrasting laminated wood effect floor, two radiators, ceiling LED down lighters, velux double glazed sky lights to rear aspect with feature bi-fold doors giving views and access over the private landscaped rear garden.

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Bedroom One 12'9" x 8'10" maximum (3.90 x 2.71 maximum)



Bedroom Three 8'5" x 5'11" (2.57 x 1.81)



Having television connection point, radiator and UPVC double glazed window to front aspect.



Currently used as a dressing room and having a radiator and UPVC double glazed window to rear aspect.



Bedroom Two 11'2" x 8'2" (3.42 x 2.51)



Bathroom



Having modern white three piece suite comprising; concealed flush wc and wash hand basin recessed into a high gloss vanity unit, panelled bath with feature fixed head mains fed drench shower together with hand held shower attachment, complimentary ceramic part tiled walls with fitted full width mirror, glass shower screen, ceiling LED down lighters with extractor fan, radiator and UPVC opaque double glazed window to rear aspect.

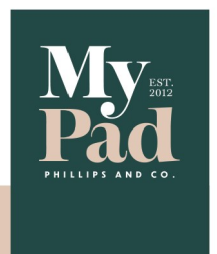
Guests Cloak Room/WC

Having modern white two piece suite comprising; low centre flush and floating wall mounted wash hand basin with complimentary ceramic tiled splash backs and contrasting laminated wood effect floor with ceiling LED down lighters.

First Floor Landing

With UPVC double glazed window to rear aspect and access to roof space (having pull down loft ladder, the loft being boarded and supplied with light) .

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Outside



The property occupies a sizeable landscaped plot at this sought after residential address. To the front is an open plan slate chipped fore garden with adjacent tarmac driveway giving car standing space for three cars. This in turn leads to the attached brick store, measuring internally 3.33 x 2.57m maximum, having feature electronic roller shutter door, ceiling LED down lighters, laminated wood effect floor, UPVC double glazed French doors to rear garden and supplied with power and light. The private landscaped rear garden is enclosed by close panelled fencing, laid to a shaped lawn with full width timber decking (having feature LED up lighters), shrubbed borders, the focal point of the garden being the full width covered timber entertaining area measuring 5.48 x 4.39m, having outside electric points and cold water tap.



Please Note

An electric vehicle charger has been installed at the property.

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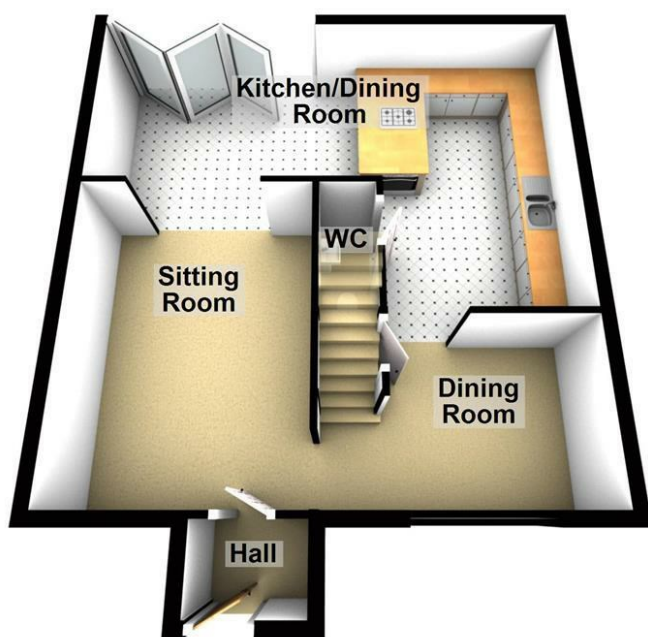
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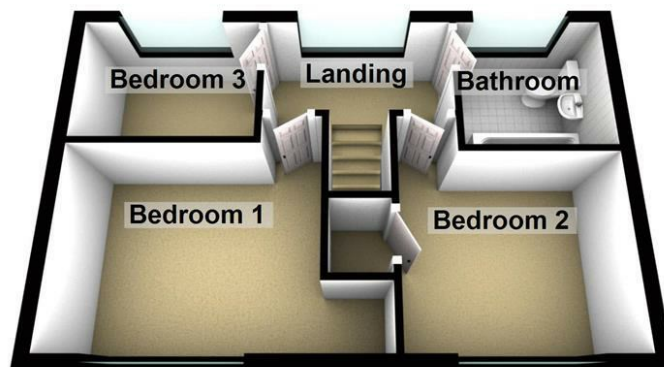
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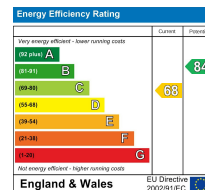
Ground Floor



First Floor



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