

4 Bed House - Detached

Price guide £400,000

Cardinal Close, Oakwood, Derby, DE21 4TH



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Occupying a superb sought after cul de sac position in this highly aspirational enclave is this Persimmon built gas centrally heated and UPVC double glazed executive detached family home, brought to the market for the first time since 2010. This sizeable home requires a certain amount of upgrading which is reflected in the competitive asking price. In brief; reception hall, bay fronted sitting room, separate dining room with conservatory off, home office / family room, well equipped breakfast kitchen with utility room off. On the first floor a galleried landing leads to four bedrooms (principal bedroom with shower room en-suite) and main bathroom. Outside, the property stands on a mature west facing plot with two car parking leading to a double garage, complimented by two electronic motorised garage doors. THE PROPERTY IS SOLD FREEHOLD WITH IMMEDIATE VACANT POSSESSION. COUNCIL TAX BAND E. ENERGY RATING C.

Reception Hall



Having regency style entrance door, radiator, BT connection point, coving to ceiling and staircase to first floor.



Guests Cloak Room/WC

Having white two piece suite.

Sitting Room 18'3" x 11'10" (5.57 x 3.61)



Having a double radiator, period style fire surround, television connection point and UPVC double glazed cant bay window to front aspect. Twin butler doors lead to the:-



Dining Room 10'4" x 9'8" (3.15 x 2.95)



Having a radiator and double glazed sliding patio doors to:-

Conservatory 11'3" x 8'8" (3.45 x 2.66)



Having UPVC double glazed windows with matching french door giving views and access over the private mature west facing rear garden.

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Homes Office/Family Room 8'11" x 7'5" (2.73 x 2.28)



Having radiator and UPVC double glazed window.

Breakfast Kitchen 15'5" x 10'3" (4.70 x 3.14)



Having a range of modern high gloss wall, base and drawer units with a range of integrated appliances, quartz effect working surfaces with matching splash backs, ceramic tiled floor, radiator and two UPVC double glazed windows.

Utility Room 7'8" x 5'0" (2.36 x 1.53)

Having a range of wall and base cupboards, space and plumbing for automatic washing machine and dryer, wall mounted gas boiler and UPVC double glazed door to side aspect.

First Floor Galleried Landing



With turned spindle balustrade, access to roof space and airing cupboard.

Principal Bedroom 11'0" x 12'4" plus wardrobe depth (3.37 x 3.76 plus wardrobe depth)



Having a range of built in wardrobes, radiator and UPVC double glazed window to front aspect. A door leads to the:-



Shower Room/En Suite



Having modern white three piece suite with walk in wet area, having feature fixed head mains fed drench shower together with hand held shower attachment, chrome heated towel rail and UPVC opaque double glazed window to front aspect.

Bedroom Two 12'1" x 9'11" (3.70 x 3.03)



Having a built in wardrobe, radiator and UPVC double glazed window.

Bedroom Three 9'6" x 7'6" (2.92 x 2.29)



Having a radiator and UPVC double glazed window.

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Bedroom Four 10'6" x 6'9" (3.22 x 2.08)



Having a built in wardrobe, radiator and UPVC double glazed window.



Bathroom



Having a traditional white three piece suite with complimentary ceramic part tiled walls, radiator and UPVC opaque double glazed window.

Outside



The property occupies a mature west facing plot, at this sought after residential address. To the front is an open plan lawn and shrubbed fore garden with an adjacent tarmac driveway, giving car standing space for two cars and leading to the part integral brick garage, measuring internally 5.57 x 5.24m maximum, having two electronic motorised roller shutters style doors, side personal door and supplied with power and light. To the side of the property a wrought iron access gate and pathway leads to the private west facing rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area and shrubbed borders.



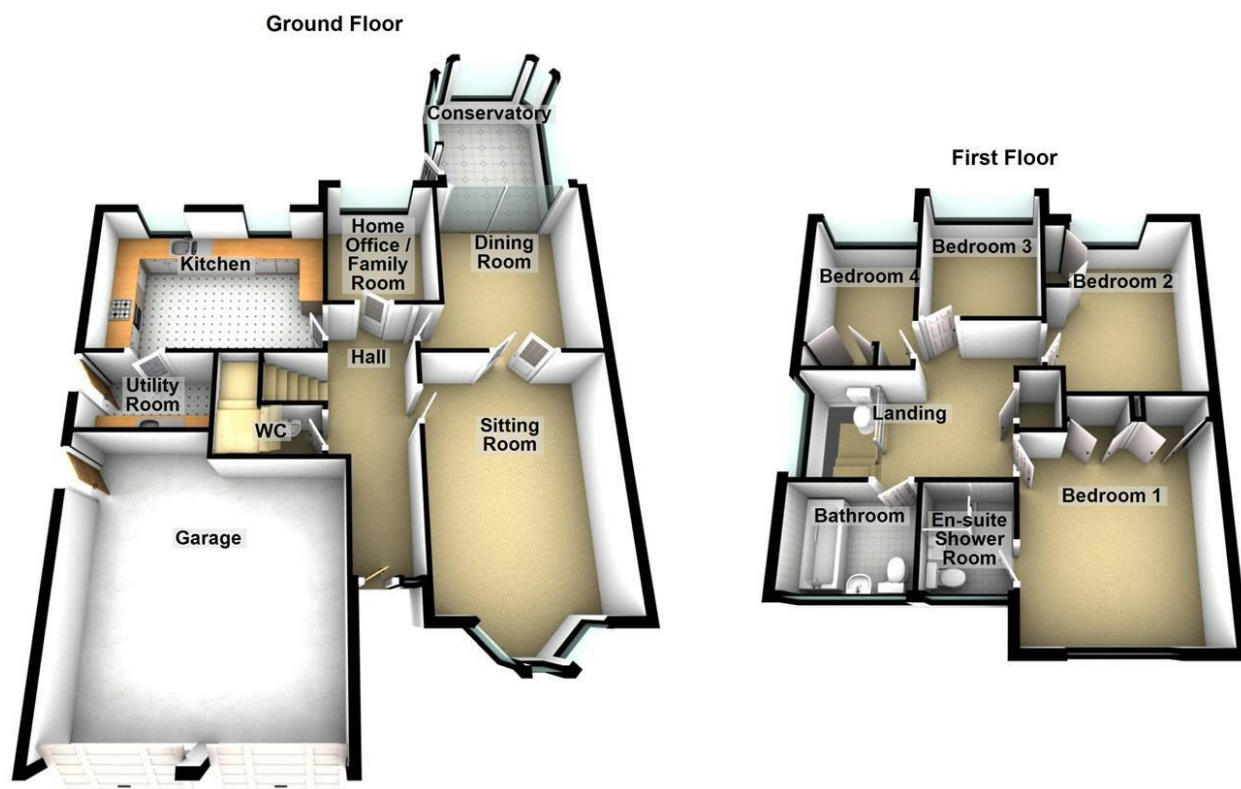
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (49-54) F (35-48) G (1-34) Not energy efficient - higher running costs		69	81
England & Wales		EU Directive 2002/91/EC	

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