

4 Bed House - Detached

Price £320,000

 Rye Close, Oakwood, Derby, DE21 2BU



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 1912
BY PAD GROUP

4 Bed House - Detached

£320,000

 Rye Close, Oakwood, Derby, DE21 2BU

A delightful modern detached family home occupying a private off road position within this sought after locality. A full inspection will reveal a high specification property requiring a full inspection to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas central heating together with UPVC double glazing. In brief; reception hall, sitting room, light and spacious conservatory. On the first floor a landing leads to four bedrooms and shower room. Outside, the property stands in a secluded position on a mature landscaped plot with ample car parking and garage. The property is sold freehold. Council tax band D. Energy rating C.

Reception Hall

Having composite and opaque double glazed entrance door, laminated wood effect floor, radiator and staircase to first floor.

Sitting Room 22'5" x 11'0" (6.84 x 3.36)



Having feature fire surround with electric coal effect multi fuel style burner, television and media connection points, laminated wood effect floor, radiator, UPVC double glazed bow window to front aspect and UPVC double glazed French doors to:-



Conservatory 3.92 x 3.01



Having a laminated wood effect floor, television connection point, contemporary style radiator and UPVC double glazed windows with matching French doors giving views and access over the private landscaped rear garden.

Guests Cloak Room/WC

Having modern white two piece suite comprising; low centre flush wc and wash hand basin nestling on a white high gloss vanity unit with part tiled walls, laminated wood effect floor, radiator and ceiling LED down lighters.

Dining Kitchen 21'7" x 9'8" (6.58 x 2.95)



Having a range of high gloss wall, base and drawer units with working surfaces, inset sink bowl with side drainer, extendable hot and cold mixer tap, canopy extractor hood with down lighter, four ring hob, electric oven and grill, LED down lighters, laminated wood effect floor, understairs storage and UPVC double glazed windows to both front and rear aspects.



First Floor Landing

www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

4 Bed House - Detached

£320,000

 Rye Close, Oakwood, Derby, DE21 2BU

Bedroom One 11'2" x 12'2" (3.41 x 3.72)

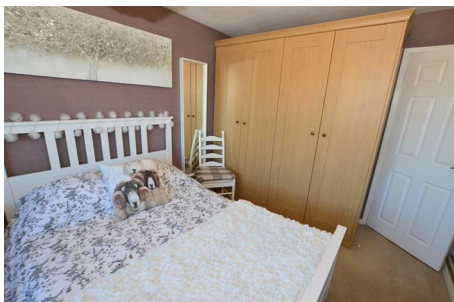


Having a recessed built in wardrobe, radiator, television connection point and UPVC double glazed window to front aspect.

Bedroom Two 12'1" x 26'0" plus recess (3.70 x 7.94 plus recess)



Having a range of built in wardrobes, dressing table unit, bulb head storage, radiator and UPVC double glazed window to front aspect.



Bedroom Three 9'1" x 8'9" (2.79 x 2.68)



Having radiator and UPVC double glazed window to rear aspect.

Bedroom Four 9'2" x 7'6" maximum (2.80 x 2.29 maximum)



Having radiator and UPVC double glazed window to rear aspect.

Shower Room



Having a modern contemporary white three piece suite comprising; low centre flush wc, floating wall mounted wash hand basin with vanity unit and walk in double shower with feature fixed head mains fed drench shower

together with hand held shower attachment, chrome and glass shower screen and door, complimentary ceramic tiled walls with contrasting ceramic tiled floor, contemporary style radiator, ceiling LED down lighters, extractor fan, shaver socket and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a private withdrawn position on a professionally landscaped plot, at this sought after cul-de-sac. To the front is a block paved court yard giving car standing space for several cars. Twin wooden access gates at the side provide further car parking space and leads to the a detached brick garage. The private landscaped rear garden is enclosed by close panelled fencing, laid to a shaped lawn with Indian sand stone patio area, separate sun terrace, pathway and mature shrubs and trees.



4 Bed House - Detached

£320,000

 Rye Close, Oakwood, Derby, DE21 2BU



www.phillipsandco.co.uk | 01332 40 25 25

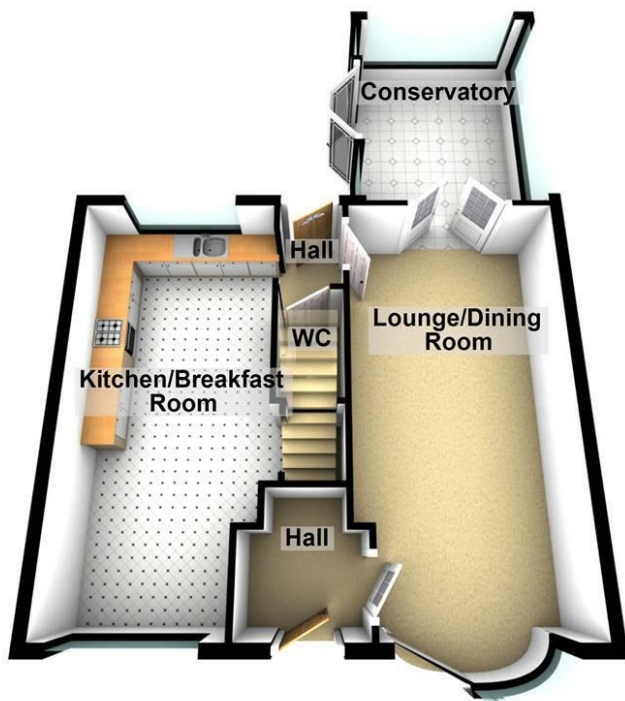
**Phillips
& Co.** EST. 2012
MY PAD GROUP

4 Bed House - Detached

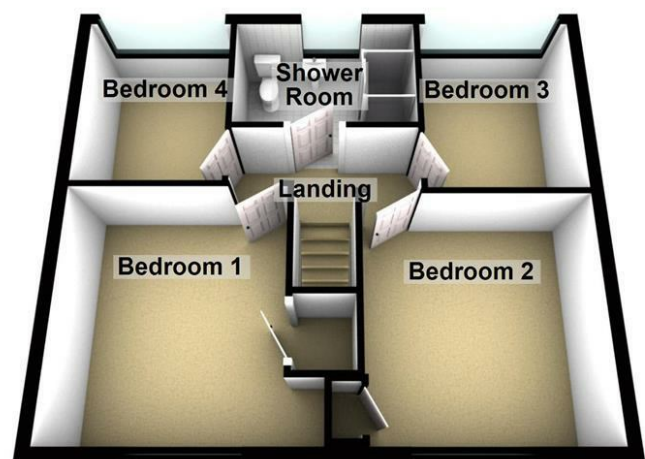
£320,000

 Rye Close, Oakwood, Derby, DE21 2BU

Ground Floor



First Floor



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	