

# 5 Bed House - Detached

Price £495,000

 Oldbury Close, Oakwood, Derby, DE21 2JS



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A substantial Michael Goodall built detached family home occupying a large mature landscaped plot and situated in this highly popular location. This delightful house has been the subject of comprehensive upgrades over the years and offers sizeable well appointed accommodation which must be viewed to be appreciated. In brief; reception hall, guest's cloakroom / Wc, bay fronted sitting room, home office / study, superior dining kitchen and utility room. On the first floor a landing leads to five bedrooms (principal bedroom with shower room en-suite) and main bathroom with spa bath. Outside is ample car parking and a detached double brick garage. The property is sold freehold. Council tax band E. Energy rating D.

## Canopied Storm Porch

To:-

## Reception Hall



Having composite and opaque double glazed entrance door, radiator, deep understairs storage cupboard and turned spindle staircase to first floor.



## Guests Cloak Room/WC



Having modern contemporary white two piece suite comprising; low centre flush wc and wash hand basin nestling on a white high gloss vanity unit with complimentary ceramic tiled walls, contrasting ceramic tiled floor, chrome heated towel rail, LED back lit vanity mirror, ceiling LED down lighters and UPVC opaque double glazed window to side aspect.

## Home Office/Family Room 12'5" x 7'10" (3.80 x 2.39)



Having a double radiator and UPVC double glazed square bay window to front aspect.

## Sitting Room 19'2" x 11'5" (5.85 x 3.49)



The focal point of the room being the wall mounted contemporary electric living flame fire, television and media connection points, two radiators, two double wall light points and UPVC double glazed square bay window to front aspect. Twin butler doors lead to the:-



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**Dining Kitchen 25'11" x 13'5" maximum (7.92 x 4.09 maximum)**



Having a range of high gloss soft close fitted wall, base and drawer units with contemporary brushed chrome handles, feature granite working surfaces incorporating a stainless steel sink bowl with vegetable preparation bowl and hot and cold mixer tap, under cupboard halogen down lighting, wood grain effect laminate floor, space and plumbing for dish washer, space for wine cooler, low level LED lighting, feature matching central island unit with breakfast bar, ceiling LED down lighters, free standing five burner gas range with twin electric fan assisted ovens and grill, canopy extractor hood with down lighters, contemporary style full height radiator, space for fridge freezer, two UPVC double glazed windows and UPVC double glazed French doors giving views and access over the landscaped rear garden.



**Utility Room 7'9" x 5'0" (2.38 x 1.54)**



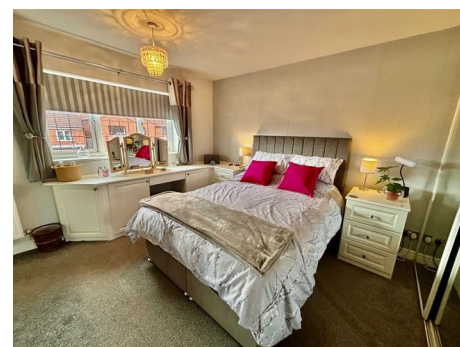
Having a range of modern high gloss, soft close fitted wall and base cupboards with contemporary brushed chrome handles, black granite working surface incorporating an inset stainless steel sink bowl with hot and cold mixer tap, space and plumbing for automatic washing machine, space for dryer, Baxi wall mounted gas boiler, laminated wood effect floor, radiator, ceiling

halogen down lighters and UPVC opaque double glazed door to side aspect.

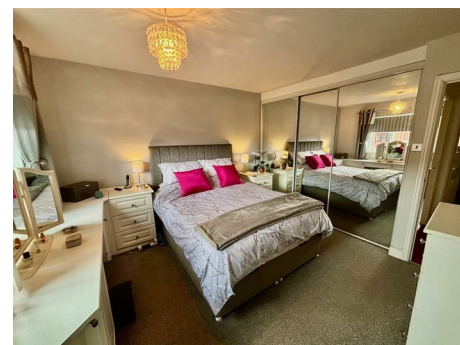
## First Floor Landing

With turned spindle balustrade, access to roof space (via a pull down loft ladder, the loft being partially boarded and supplied with power and light) and airing cupboard (housing the hot water cylinder).

**Principal Bedroom 11'9" x 11'1" plus wardrobe depth (3.60 x 3.38 plus wardrobe depth )**



Having a range of built in furniture, radiator, television connection point, bulk head storage cupboard and UPVC double glazed window to front aspect.



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## Shower Room/En Suite



Having modern contemporary white three piece suite comprising; low centre flush wc, wash hand basin nestling on a high gloss vanity and walk in double shower with chrome mains fed shower, complimentary ceramic tiled walls with ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to front aspect.

## Bedroom Two 13'4" x 8'11" (4.07 x 2.73)



Having a range of fitted furniture, laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

## Bedroom Three 13'0" x 7'10" (3.98 x 2.41)



Having a laminated wood effect floor, television connection point, radiator and UPVC double glazed window to front aspect.



## Bedroom Four 10'7" x 8'7" maximum (3.25 x 2.63 maximum)



Currently used as a crafting room and having a laminated wood effect floor, radiator and two UPVC double glazed windows to rear aspect.

## Bedroom Five 9'11" x 7'10" extending to 11'1" (3.03 x 2.41 extending to 3.38)



Having radiator and UPVC double glazed window to rear aspect.

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## Bathroom



Having modern contemporary white three piece suite comprising; low centre flush wc, wash hand basin nestling on a high gloss vanity and feature deep panelled spa bath with chrome mains fed shower over, glass shower screen, complimentary ceramic tiled walls with ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters and UPVC opaque double glazed window to side aspect.

landscaped rear garden, enclosed by brick walling together with close panelled fencing, laid to a shaped lawn with full width patio area, pathway, raised timber decked sun terrace, separate timber terracing, deep filled mature shrubbed borders, outside electric point and cold water tap.



## Outside



The property occupies a substantial mature landscaped plot at this sought after residential address. To the front is an open plan lawned fore garden with adjacent tarmac driveway giving car standing space for approximately five cars and leading to the detached double brick garage, measuring internally 5.06 x 4.97m, having up and over door, side personal door, pitched tiled roof space and supplied with power and light. To the side of the property a wrought iron access gate leads to the

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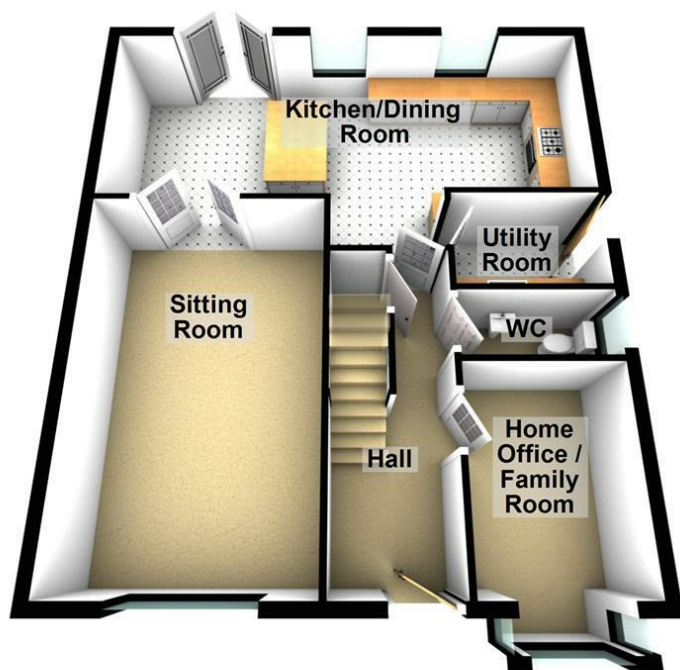


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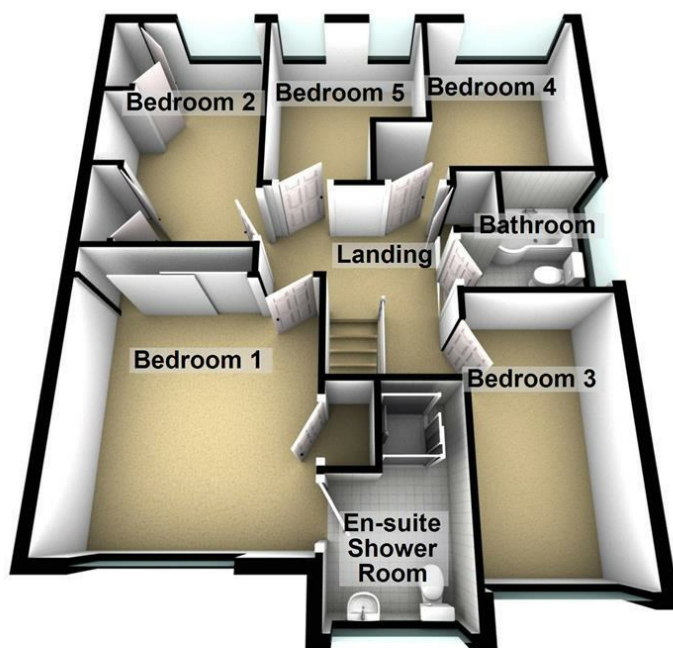
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Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Total energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		65	73
EU Directive 2002/91/EC			

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