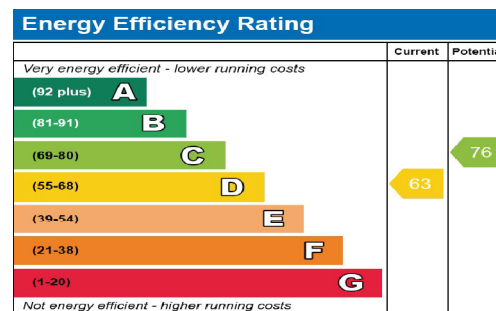
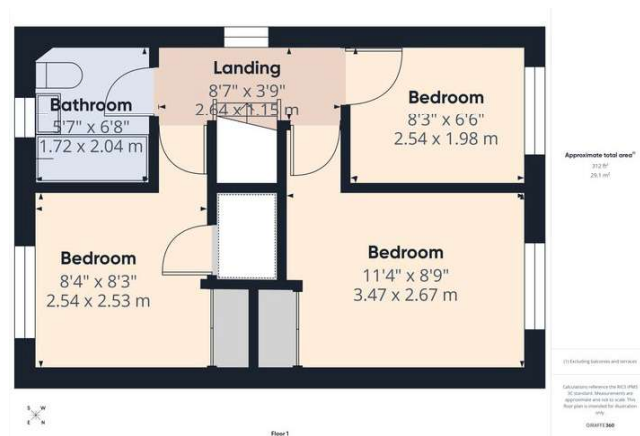
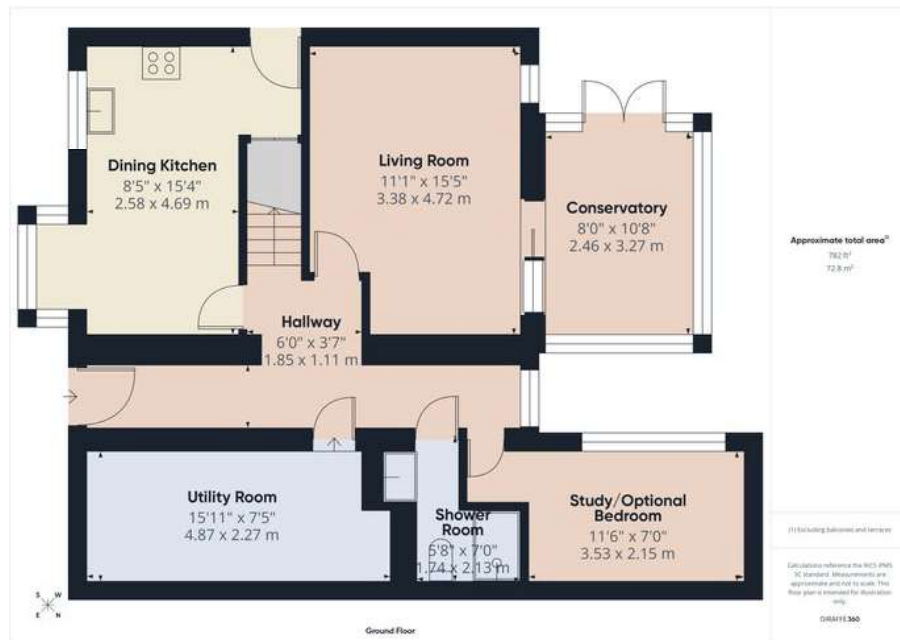




## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

**W:** hannells.co.uk  
**E:** chaddesden@hannells.co.uk  
**T:** 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

## Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

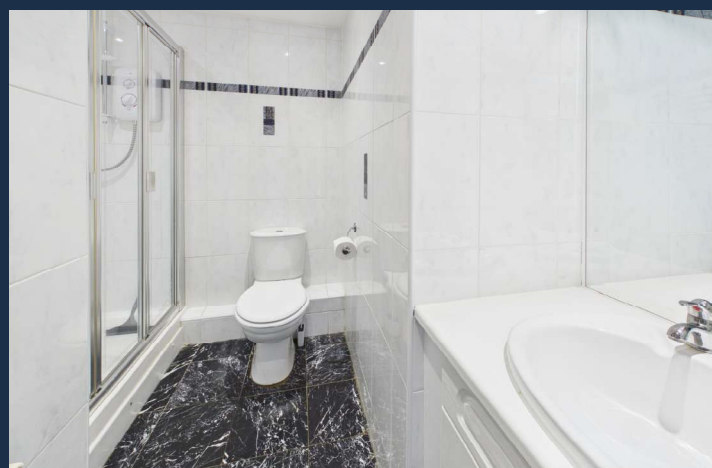
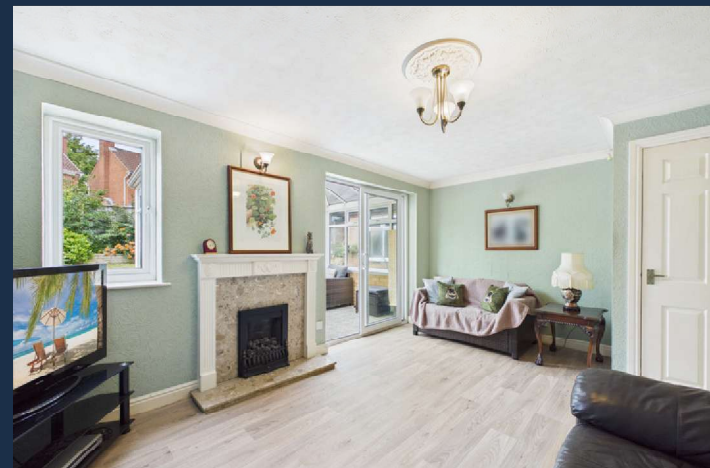
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

## Radstone Close, Oakwood, DE21 2PT | Freehold

An extended, detached family home offering versatile accommodation, including the option of a fourth bedroom or study with an accompanying shower room on the ground floor. The property features a well-appointed dining kitchen, a comfortable lounge, and a conservatory. The garage has been adapted for use as a practical storage and utility area.

- Three/Four Bedroomed Extended Detached Family Home
- Versatile Accommodation To The Ground Floor
- No Upward Chain, Early Viewing Recommended
- EPC Rating D, Freehold
- Council Tax Band B, Freehold





Freehold

A Moving Experience...



### Full Description:

The accommodation is supplemented by gas fired central heating, UPVC double glazing and a security alarm system and the accommodation to the first floor includes three bedrooms and family bathroom with a three piece suite.

Outside, there are gardens to both front and rear elevations together with driveway providing access to the former garage.

### Room Measurements & Details:

**Entrance Hallway:** (6'0" x 3'7") 1.84 x 1.10

**Living Room:** (11'1" x 15'5") 3.37 x 4.71

**Conservatory:** (8'0" x 10'8") 2.45 x 3.26

**Dining Kitchen:** (8'5" x 15'4") 2.56 x 4.68

**Utility Room:** (15'11" x 7'5") 4.86 x 2.26

**Shower Room:** (5'8" x 7'0") 1.73 x 2.13

**Study/Optional Bedroom:** (11'6" x 7'0") 3.51 x 2.14

**Landing:** (8'7" x 3'9") 2.62 x 1.14

**Bathroom:** (5'7" x 6'8") 1.71 x 2.03

**Bedroom One:** (11'4" x 8'9") 3.46 x 2.66

**Bedroom Two:** (8'4" x 8'3") 2.53 x 2.52

**Bedroom Three:** (8'3" x 6'6") 2.52 x 1.97

### Outside:

There are gardens to both front and rear elevations. A block paved driveway provides access to a GARAGE (which is currently used for storage/utility) 14'2" x 7'6" light, power and courtesy door to the internal accommodation. There is gated access to the side elevation leading to the enclosed rear garden having a paved patio area with lawned area beyond.

### Buyer Information::

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
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