

**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.

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## 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.

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.

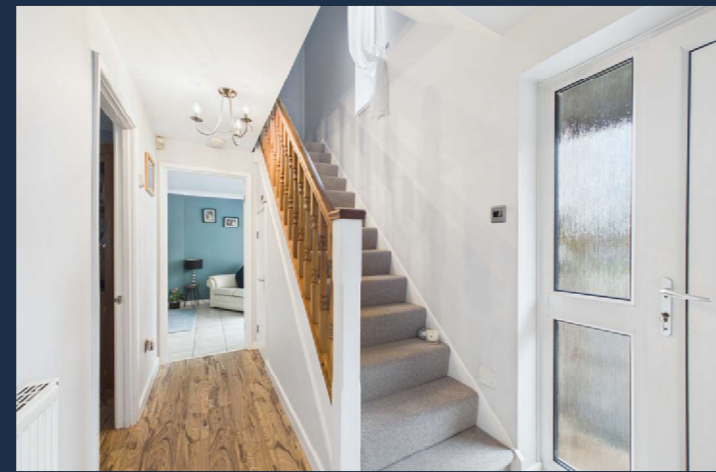
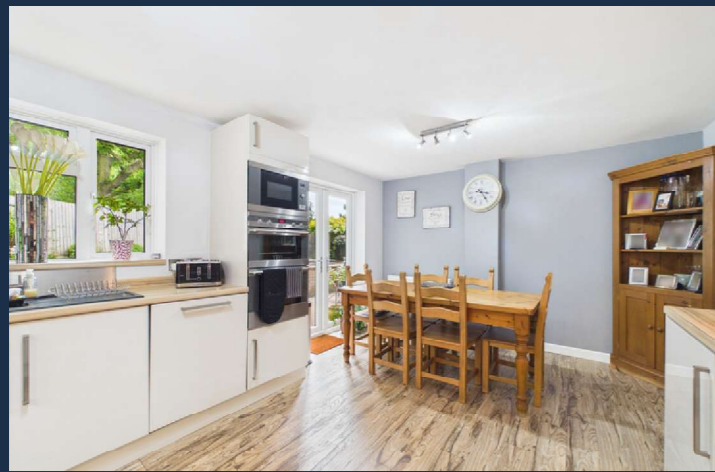
## Pearl Close, Oakwood, DE21 2JX | Freehold

An early viewing is highly recommended to fully appreciate this well-appointed and beautifully presented detached family home, occupying a desirable position at the head of a small, established cul-de-sac within the Parkview School catchment area.

- Well-Appointed And Presented Detached Home
- Parkview School Catchment
- Enjoying Gardens Backing onto Chaddesden Wood Nature Reserve
- Off-Road Parking And Detached Double Garage
- EPC Rating D, Standard Construction
- Council Tax Band D, Freehold



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.



**Full Description:**

Backing directly onto the picturesque Chaddesden Wood Nature Reserve, the property enjoys a private and attractive rear garden, thoughtfully arranged into three separate side and rear sections, creating an ideal space for outdoor entertaining and family enjoyment. The home also benefits from ample off-road parking for several vehicles, together with a detached double garage.

Internally, the accommodation is finished to a high standard throughout and includes a bright dual-aspect lounge, along with a spacious open-plan fitted dining kitchen featuring a range of integrated appliances, making it perfectly suited to modern family living.

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- reception hallway, cloakroom/WC, spacious fitted dining kitchen with integrated appliances and Kardene flooring and a good size dual aspect lounge with feature fireplace.

To the first floor the balcony landing provides access to four bedrooms, master bedroom with modern en-suite shower room and family bathroom.

**Room Measurements & Details:**

- Hallway:** (5'9" x 12'11") 1.75 x 3.94
- Cloaks/WC:** (5'9" x 2'10") 1.75 x 0.86
- Living Room:** (20'5" x 10'4") 6.22 x 3.15
- Dining Kitchen:** (11'5" x 16'4") 3.48 x 4.98
- First Floor Landing:** (5'9" x 12'1") 1.75 x 3.68
- Bedroom One:** (11'5" x 10'5") 3.48 x 3.17
- En-Suite Shower Room:** (5'7" x 6'3") 1.70 x 1.90
- Bedroom Two:** (9'9" x 9'10") 2.97 x 3.00
- Bedroom Three:** (8'9" x 7'6") 2.67 x 2.29
- Bedroom Four:** (7'6" x 6'10") 2.29 x 2.08
- Family Bathroom:** (5'6" x 6'3") 1.68 x 1.90

**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.
5. These details are given in good faith but do not form part of any offer or contract. Information should be independently verified. Hannells Limited and its employees or agents are not authorised to make representations or warranties regarding the property.

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