

Morley Road

Oakwood, Derby, DE21 4QY

John 
German





WELCOME
TO OUR
HOME

Morley Road

Oakwood, Derby, DE21 4QY

Offers over £550,000

Stunning high-specification home with a beautiful private garden, combining style and character. Features include a bay-fronted lounge, dining room, vaulted garden room, premium kitchen, utility room, WC, boot room, four bedrooms, luxury ensuite, and spectacular bathroom.

This wonderful home has a great layout perfect for family living, finished to an exceptionally high standard. Located in a highly regarded location in the old part of Oakwood and sat on a generous plot. The gorgeous landscaped and private west facing garden, features an outdoor home office with its own WC, garden storage and a bespoke outdoor kitchen with bar stools and a built-in BBQ.

To describe the property in more detail starting at the front where an arched double glazed entrance with a composite door opens into a small porch with a slate effect tiled floor. Opaque glazed glass panels and stained glass top lights surround a period stained glass front door which opens into a stylish and welcoming entrance hall.

The hallway features wood flooring, decorative panelling, a period style radiator and stairs rising to the first floor with under stairs storage. The front sitting room has a lovely bay window which allows the room to be filled with natural light. The fireplace forms the focal point of the room with a cream Chesneys cast-iron log burner and a stone hearth.

The dining room has a period style radiator, an exposed brick feature wall with an inset fireplace and cast-iron log burner. The wall on the far side of the room opens the space up to the garden room creating a large sociable space perfect for family gatherings, with waxed exposed floorboards running through, plus oak window sills. The garden room has a vaulted ceiling with exposed beams, apex and full height windows to the rear and side, and French doors which open out onto the rear patio.

Moving back through the property into the kitchen which is a beautifully fitted space having high quality storage units with brushed steel hardware and quartz worktops, double Belfast sink with window overlooking the rear garden above, oak window sill, integrated AEG dishwasher, double under counter integrated bins, Rangemaster oven with built-in extractor over, contrasting island unit with oak worktop and integrated fridge, contrasting larder/bar cupboard, sandstone floors, and period style radiator.

The utility room is fitted with matching base units with oak worksurfaces leaving space for appliances, period style radiator, window to the side with oak window sill, and sandstone flooring. A door leads to the ground floor WC which is appointed with a low flush WC and vanity wash basin with storage beneath, period style radiator and window to the side.

On the opposite side of the kitchen lies the rear entrance lobby/boot room which has been stylishly fitted with a storage bench and matching cloak cupboard, sandstone flooring and a composite entrance door to the rear.

On the first floor stairs lead to a central landing with a window to the side and decorative panelling.

The master bedroom has a gorgeous bay window overlooking the fields to the front, and a period style radiator. The en-suite shower room has been fitted with a luxury period style suite with an exposed brick feature wall, comprising walk-in shower, rain shower head and hand shower attachment, vanity wash basin with storage under and a low flush WC, window to the front with oak window sill and period style towel radiator.

There are two further double bedrooms and a single bedroom as well as a spectacular family bathroom comprising walk-in double shower with rain shower head and hand shower attachment, vanity wash basin with storage beneath, low flush WC, period style towel radiator and stunning raised freestanding bath with mixer taps and hair shower attachment with an opaque glazed side window above with oak window sill.

Outside, the property is set well back from the road behind an extensive block paved driveway softened by a curved raised flower bed along the side. Gated access to the side of the property leads to a fully enclosed private and sunny, west facing rear garden. The garden has been thoughtfully and painstakingly landscaped to create plenty of outdoor entertaining space overlooking manicured lawns and well stocked mature beds and borders. Adjacent to the house is a raised York stone patio ideal for outdoor dining with granite kerb steps leading down to the lawn. A granite set path leads to the rear of the garden where there is a charming, covered pergola with a Victorian block paved seating area beneath and two log stores.

The old garage has been partly converted into an outdoor kitchen with bespoke fitted storage incorporating a BBQ and matching shelving, plus garden storage. Also converted from the garage is the smart outdoor home office with electric heating, a separate WIFI connection, uPVC double glazing and a WC fitted with a low flush WC and vanity wash basin.

The property is situated approximately 4 miles east of Derby city centre and is well placed for a good range of local amenities to include local shops, reputable public houses, educational facilities, both at primary and secondary level and regular bus services. The highly sought after Morley Road also offers easy access to Chaddesden Old Village.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

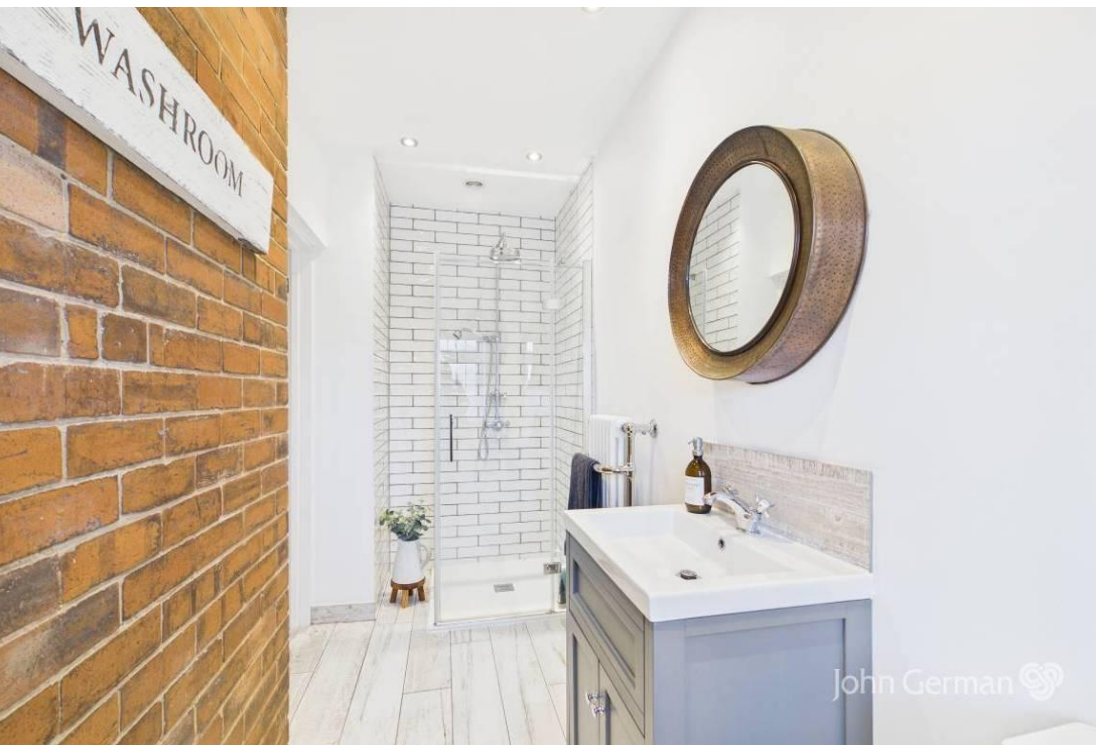
Our Ref: JGA/19032026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





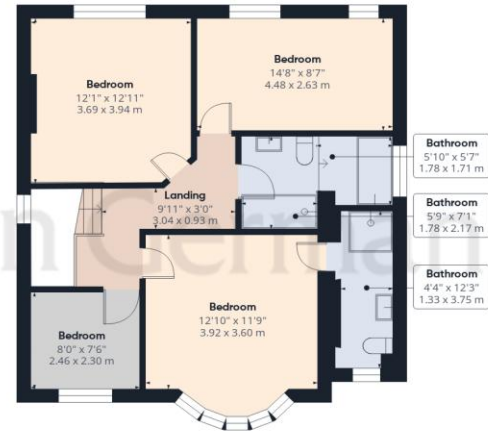








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1862 ft²

172.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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