

4 Bed House - Detached

Price £460,000

📍 Woodsorrel Drive, Oakwood, Derby, DE21 2UF



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Occupying a delightful plot in this highly sought after locality, is this superior Michael Goodall built executive detached family home, brought to the market for the first time. Gas central heating with double glazing. In brief; reception hall, guest's cloakroom / Wc, sitting room, dining room, study / home office, well equipped breakfast kitchen, utility room. On the first floor a landing leads to four double bedrooms (Principal bedroom with shower and dressing room en-suite) and main bathroom. Outside is car and motorhome / caravan parking, detached double brick garage and established gardens. The property is sold freehold. Council tax band E. Energy rating D.

Reception Hall



Having composite and opaque double glazed entrance door, oak effect laminate floor, radiator, understairs storage cupboard and staircase to first floor.



Guest Cloak Room/WC



Having modern white two piece suite with wood grain effect laminate floor, radiator and opaque double glazed window to side aspect.

Home Office/Study 12'3" x 7'8" (3.75 x 2.34)

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

Sitting Room 16'2" x 11'4" (4.94 x 3.47)



Having feature fire surround, television connection point, radiator and UPVC double glazed window to front aspect. Twin butler doors lead to the:-



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Dining Room 11'4" x 10'5" (3.46 x 3.18)



Having radiator and double glazed sliding patio doors to rear.

Breakfast Kitchen 13'11" x 13'6" maximum (4.25 x 4.13 maximum)



Having a range of shaker style wall and base cupboards with laminated working surfaces, inset stainless steel five burner gas hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighter, integrated wine cooler, Gloworm wall mounted gas boiler, radiator, integrated dishwasher and two double glazed windows to rear aspect.



Utility Room 7'8" x 5'4" (2.35 x 1.64)

Having a range of wall and base cupboards, space and plumbing for automatic washing machine and UPVC opaque double glazed door to side aspect.

First Floor Landing

With access to roof space and and large full height storage cupboard.

Principal Bedroom 11'3" x 11'8" (3.45 x 3.58)



Having a feature walk in wardrobe with lighting, radiator and UPVC double glazed window to front aspect.



Bathroom/En Suite



Having modern white three piece with mains fed shower over, part tiled walls with contrasting tiled floor, chrome heated towel rail and UPVC opaque double glazed window to front aspect.

Bedroom Two 11'8" x 10'7" (3.56 x 3.24)



Having radiator and double glazed window.

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Bedroom Three 14'0" x 10'7" (4.28 x 3.23)



Having a radiator and two double glazed windows.

Bedroom Four 13'1" x 8'0" (4.01 x 2.45)



Having radiator and UPVC double glazed window.

Main Bathroom



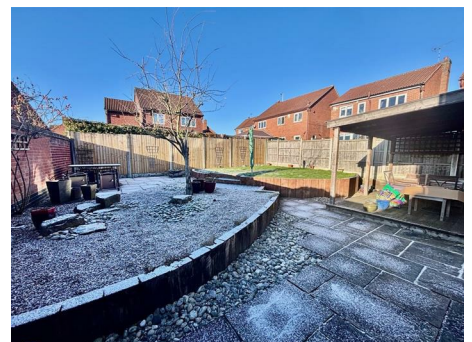
Having a modern white three piece suite with chrome shower attachment and mixer tap over, part tiled walls with contrasting tiled floor and UPVC opaque double glazed window to side aspect.

Outside



The rear of the property occupies a private west facing landscaped mature plot, at this sought after residential address. To the front is an open plan lawned fore garden with adjacent tarmac driveway with separate shingled motorhome/caravan parking space. The driveway in turn leads to the detached double brick garage, measuring internally 4.90 x 4.88m, having up and over door, pitched tiled roof space, side personal door and supplied with power and light. To the side of the property a wooden access gate leads to the private west facing rear garden, laid to a shaped lawn with roofed timber decked area,

gravelled and shrubbed borders with a separate patio sun terrace.



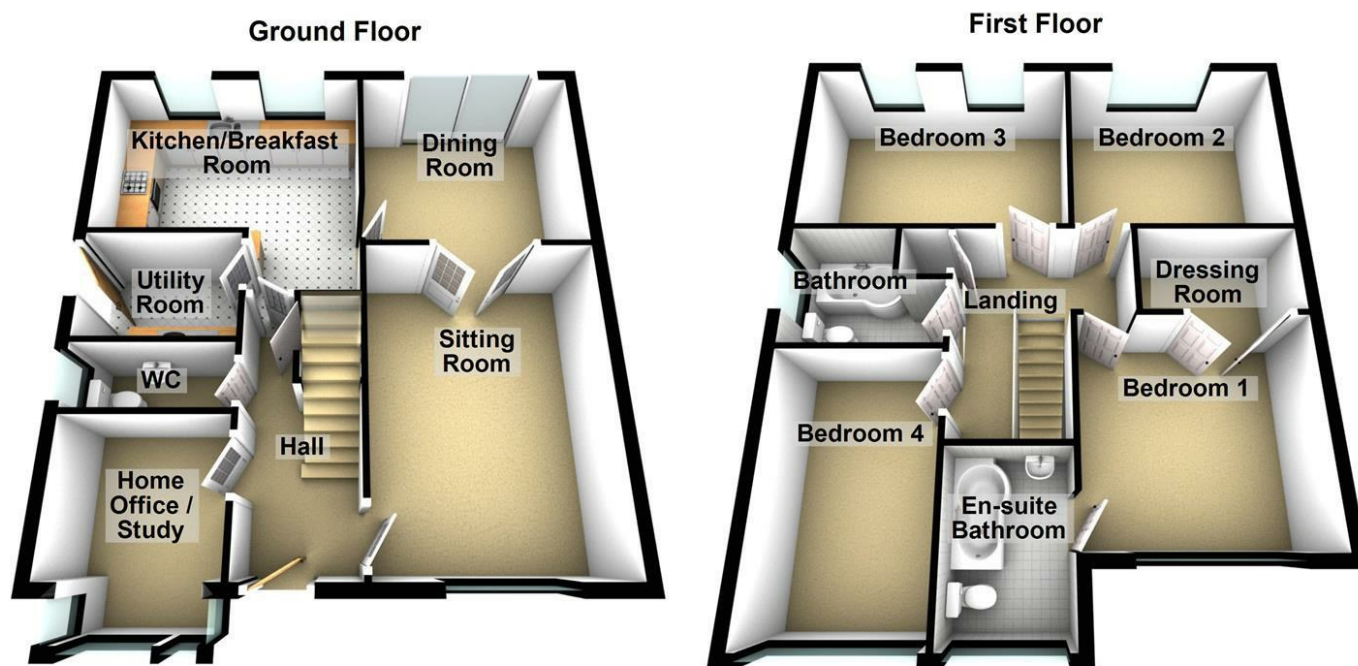
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 65 | 72 |
| EU Directive 2002/91/EC | | |

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