

Kershope Drive
Oakwood, Derby, DE21 2TQ

John
German





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£420,000

Located in a quiet and sought-after cul-de-sac within the Park View Primary School Catchment Area. Refurbished over recent years including a refitted kitchen and utility room, refitted bathroom, ensuite and guest WC. Large conservatory with warm roof, double width driveway and garage.

Entrance to the property is via a very spacious entrance hall with a composite entrance door and full height side panels, stairs rising to the first floor landing with understairs storage, and doors leading off to the ground floor living spaces. The living room overlooks the front elevation and features a modern fireplace with an inset living flame gas fire. Double doors have been removed here to create an open plan living space with the dining room, which has sliding patio doors opening into the conservatory. This excellently proportioned bonus room is brick built with windows overlooking the garden, fitted blinds, French doors opening out onto the rear patio, central heating, power sockets and spot lighting set into an insulated "warm roof". The kitchen has been fully refitted with a range of sleek modern units with roll edge worksurfaces, inset Neff black ceramic hob and one and a half bowl sink unit with mixer tap, tiled splashbacks, built-in "Neff" eye level double oven, leaving spaces for a dishwasher and an American style fridge freezer, with window to the rear. The utility room is fitted with matching units with roll edge worksurfaces, leaving space for appliances, concealed boiler, window to the side, and entrance door to the rear. The guest WC is located off the utility room and has been refitted with a low flush WC and a vanity wash basin with storage beneath, plus window to the side.

On the first floor, stairs lead to central landing with doors leading off to the four well-proportioned bedrooms and family bathroom which has been refitted with a full three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with shower over and glass shower screen, extensive tiling to splashback areas, chrome heated towel rail and window to the rear. The master bedroom overlooks the front elevation and is an excellent size, fitted with an extensive range of matching bedroom furniture including wardrobes, overhead storage cupboards, beside units, dressing table and drawers. The en-suite features extensive tiling and is fitted with a low flush WC, vanity wash basin with storage beneath, and a fully tiled shower enclosure, window to the side and chrome heated towel rail.

Outside, the property is set back from the road behind a lawned front garden and a double width driveway providing off road parking and access to the integral single garage. Gated access along the side of the property leads to a fully enclosed rear garden which backs onto neighbouring gardens at the rear and enjoys an open outlook, being mainly laid to lawn with herbaceous borders, a paved patio adjacent to the rear of the house and a second smaller patio area at the bottom of the garden to catch the evening sun.

Oakwood has great local amenities including a Post Office, shops, schools and eateries, with excellent transport links, together with easy access for Derby city centre and road links including the A38, A52 and the A50. This property simply must be viewed!

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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 & garage

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/>

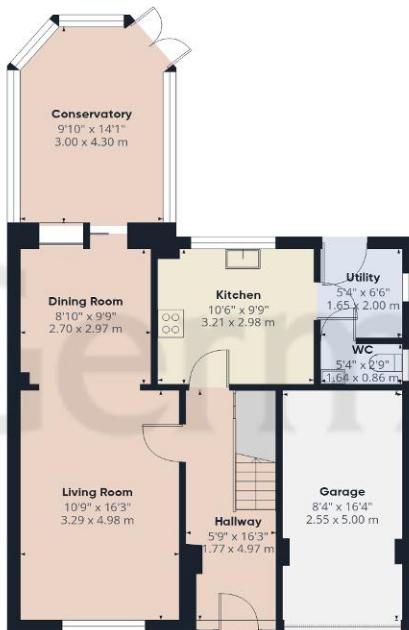
Local Authority/Tax Band: Derby City Council / Tax Band D

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

Our Ref: JGA/11022026



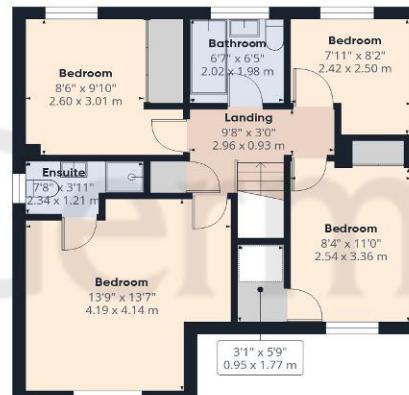




Approximate total area⁽¹⁾

1366 ft²

126.9 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.

GIRAFFE360



Floor 1



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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.

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.

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John German
Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
01332 943818
derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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