



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	69	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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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.

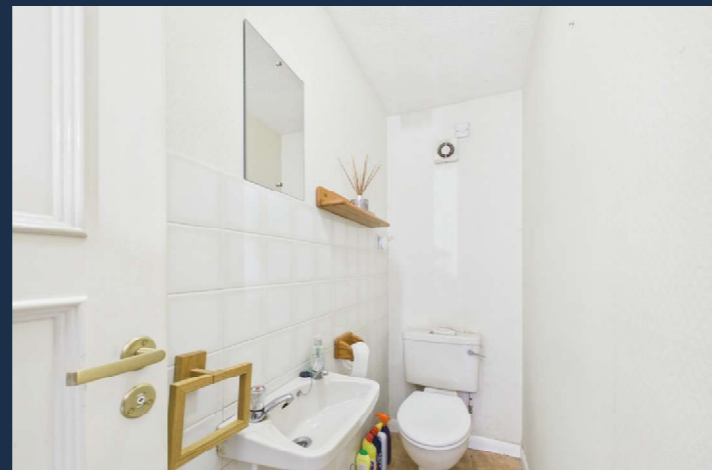
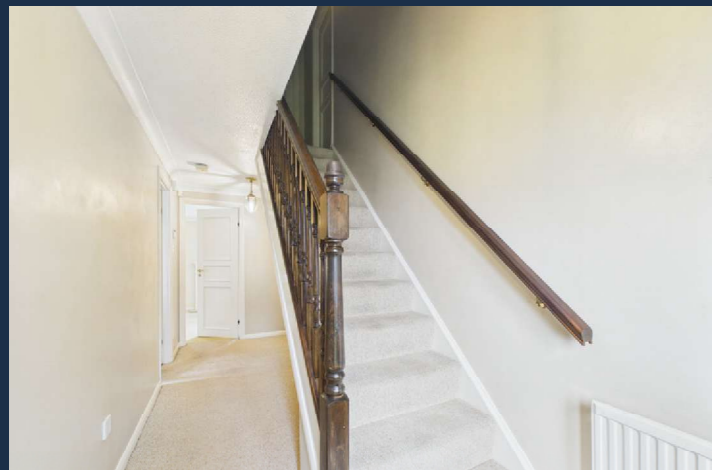
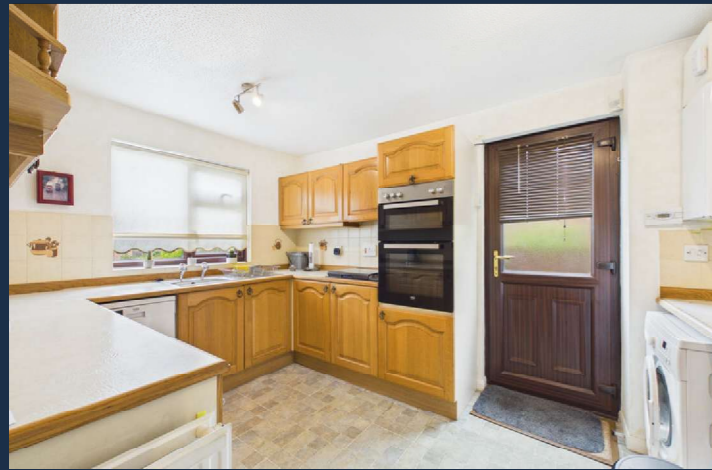
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should 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.

Porters Lane, Oakwood, DE21 4FZ | Freehold

Located along one of Oakwood's most prestige lanes, this spacious four-bedroom detached home offers a generous lounge, separate dining room, good sized fitted kitchen and integral garage. Situated on a spacious plot with ample off road parking and good sized gardens, it must be viewed.

- Spacious Four-Bedroom Detached Home
- No Upward Chain
- EPC Rating C, Standard Construction
- Council Tax Band E, Freehold
- Driveway & Garage





Full Description:

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge with feature central fireplace and sliding patio door giving access to the rear garden; separate dining room; fitted kitchen; first floor landing; four well-proportioned first floor bedrooms and a fitted shower room with double shower.

To the front of the property is a neat garden space alongside a driveway providing ample off-road parking and giving access to the integral garage.

To the rear and side is a good-sized garden with patio seating area, lawn, mixed flower and shrubbery beds and garden pond.

The property is well situated for Oakwood and its amenities including shops and transport links together with easy access for Derby City Centre, further road links including A52 and M1 motorway. Delightful scenery and country walks nearby and is also well placed for three noted golf courses to include Breadsall Priory, Morley Hayes and Horsley Lodge country clubs. Viewing is recommended.

Room Measurements & Details:

- Entrance Hall:**
- Cloakroom With W.C:** (7'8" x 2'10") 2.34 x 0.86
- Lounge:** (22'11" x 11'5") 6.98 x 3.48
- Dining Room:** (13'11" x 7'10") 4.24 x 2.39
- Kitchen:** (12'5" x 8'8") 3.78 x 2.64
- First Floor Landing:**
- Bedroom One:** (13'9" x 11'2") 4.19 x 3.40
- Bedroom Two:** (11'4" x 9'11") 3.45 x 3.02
- Bedroom Three:** (11'6" x 7'2") 3.51 x 2.18
- Bedroom Four:** (10'2" x 7'9") 3.10 x 2.36
- Shower Room:** (7'4" x 6'4") 2.24 x 1.93
- Garage:** (16'7" x 8'3") 5.05 x 2.51

Please Note:
Hannells are acting on behalf of a third party, as the appointed selling agent. The third party are required to conduct ID/AML and source of funds checks for the properties we sell. Therefore, a charge to purchasers of £49 (plus VAT) a total cost of £58.80 will be requested. Should an offer be accepted, this non-refundable charge will be payable and taken by phone as part of their purchaser compliance call before a memorandum of sale can be issued.

A Moving Experience...