



2 Holmoak Close, Oakwood, Derby, DE21 2UJ

£390,000



Occupying a pleasant cul-de-sac close, this is a delightful four bedroom with en suite detached family home with attractive upgraded bathrooms, breakfast kitchen and tandem length garage.



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The spacious accommodation incorporates UPVC double glazing and gas central heating comprising an entrance hallway, cloakroom WC, bay windowed living room with gas fire, separate dining room, conservatory, breakfast kitchen with utility area. To the first floor are four well proportioned bedrooms, two with fitted wardrobes, the principal with en-suite, finally a main bathroom.

Externally there is a double width driveway and attractive landscaped front garden, tandem length garage and gated side access.

The rear garden is well stocked with a variety of plants and shrubs having two paved patios, lawn and two side storage areas.

Positioned amongst other similar quality homes in this leafy corner of Oakwood close to Lime Lane, local nature reserve and an impressive range of local shopping and service amenities. The city centre, connected by a frequent public transport service, is just a short distance away.

A quality and enviably positioned detached family residence.

ACCOMODATION

GROUND FLOOR

HALLWAY

Entering the property from a recessed storm porch into a formal hallway with main composite front door, stairs to the first floor, wooden flooring, radiator.

CLOAKROOM

Being smartly re-appointed with a low level WC and wash basin both fitted into a vanity unit, wooden flooring, UPVC double glazed window, radiator.

LIVING ROOM

20' x 11'11" (6.10m x 3.63m)

A spacious reception room with a UPVC double glazed bay window to the front elevation, flame effect gas fire with a stone surround and hearth, media connections, radiator, double doors opening into the dining room.

DINING ROOM

11'11" x 9'5" (3.63m x 2.87m)

Linking the lounge, kitchen and conservatory with ample space for a dining table and chairs, sliding doors lead into:

CONSERVATORY

11'5" x 8'2" (3.48m x 2.49m)

Of brick base construction with UPVC double glazed windows, French doors to the patio and pitched roof with fan, tiled floor.

BREAKFAST KITCHEN

14'5" x 10'3" (4.39m x 3.12m)

With laminate flooring throughout.

Appointed with a plentiful range of fitted wall, base and pantry style units with matching cupboard and drawer fronts, laminate work surfaces and breakfast bar, tiled walls,

composite sink and drainer, electric oven, gas hob, extractor hood, integrated fridge and freezer, space for a dishwasher, rear door and UPVC double glazed window, radiator.

UTILITY AREA

6' x 4'3" (1.83m x 1.30m)

With a further range of kitchen units, washing machine space, stainless steel sink and drainer, radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

15'10" x 12'1" (4.83m x 3.68m)

A very spacious bedroom with fitted wardrobes, front facing UPVC double glazed window, radiator.

EN-SUITE

10'4" x 5'4" (3.15m x 1.63m)

Upgraded to a quality suite comprising a walk-in shower with low-profile tray, mains over head and regular shower, extractor fan,

wide wash basin sat on a vanity unit, concealed cistern WC, attractively tiled throughout, UPVC double glazed window, chrome towel radiator.

BEDROOM TWO

11'8" x 8'11" + wardrobes (3.56m x 2.72m + wardrobes)

Also with fitted wardrobes, rear facing UPVC double glazed window, radiator.

BEDROOM THREE

11'6" x 7'2" (3.51m x 2.18m)

With a rear facing UPVC double glazed window, radiator.

BEDROOM FOUR

8'8" x 5'11" (2.64m x 1.80m)

A generous fourth bedroom or study with a rear facing UPVC double glazed window, radiator.

BATHROOM

7' x 5'6" (2.13m x 1.68m)

Also refitted with a white three piece suite comprising a panelled bath with a mains



overhead and regular shower, shower screen, extractor fan, wide wash basin sat on a vanity unit, concealed cistern WC, attractively tiled throughout, UPVC double glazed window, radiator.

OUTSIDE

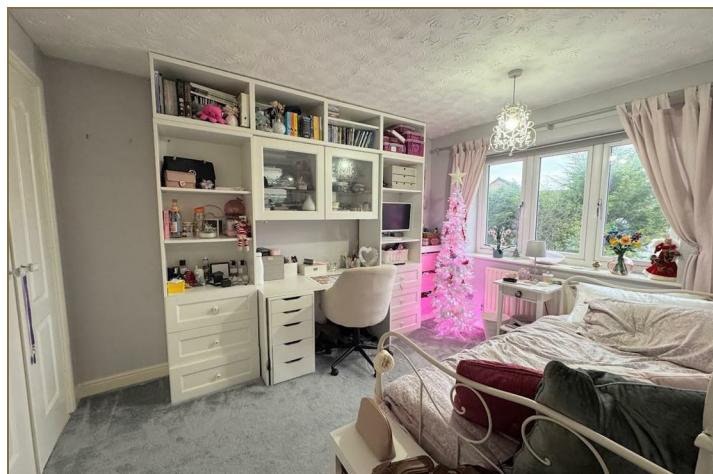
Externally there is a double width driveway and attractive landscaped front garden, tandem length garage and gated side access.

The rear garden is well stocked with a variety of plants and shrubs having two paved patios, lawn and two side storage areas.

GARAGE

8'3" x 28'11" (2.53m x 8.83)

A tandem length garage with main up and over door, personal rear door, combination boiler, power and light.

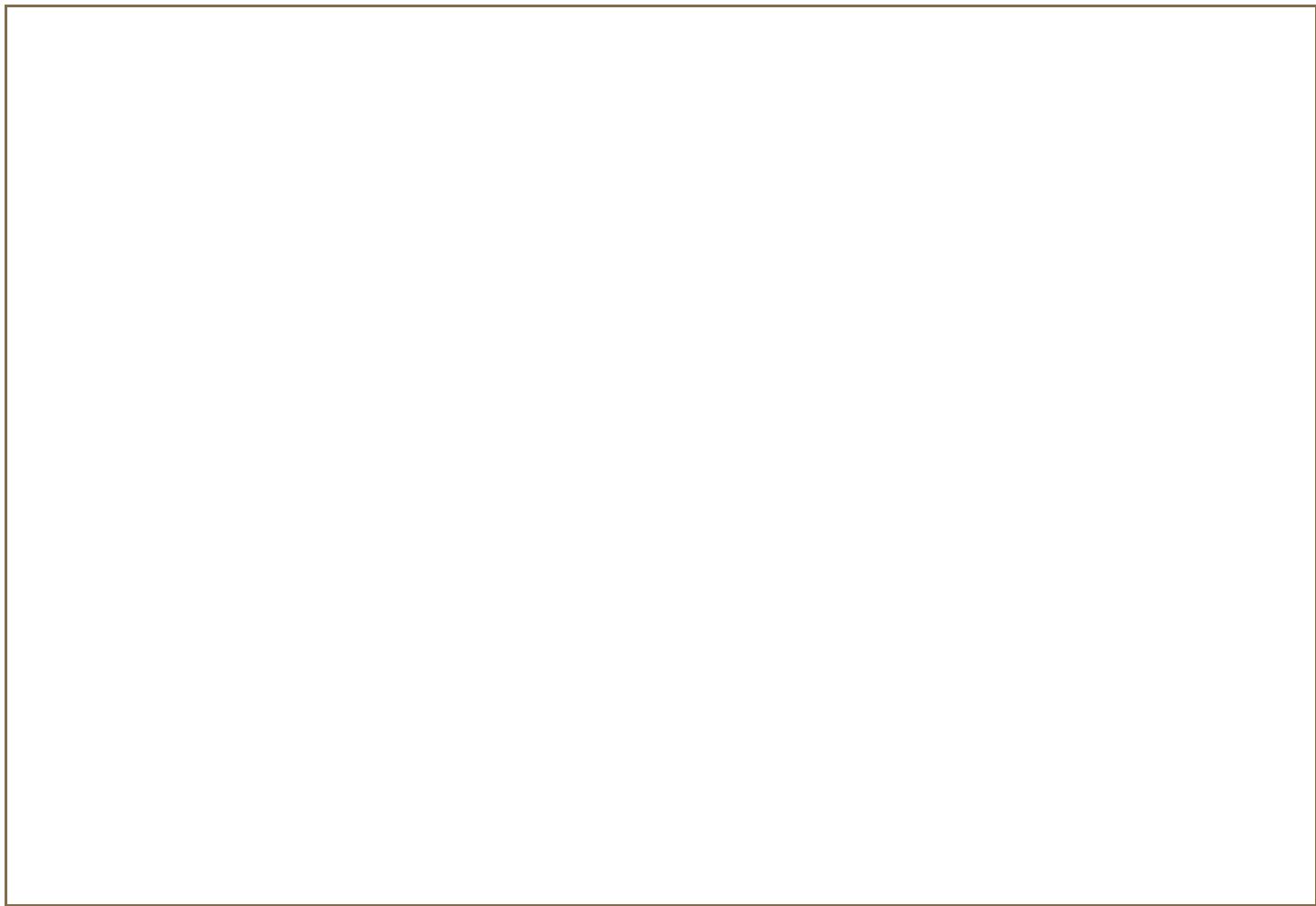




Road Map



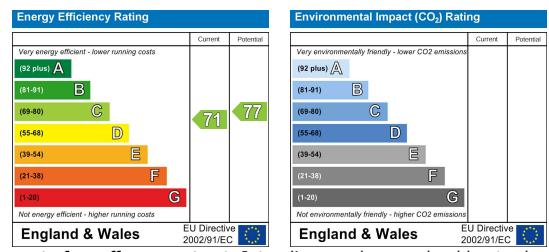
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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