



## 5 Pearl Close, Oakwood, Derby, DE21 2JX

Offers In The Region Of  4  2  1  D

Enjoying a delightful cul-de-sac position backing onto a nature reserve, this is an extremely well presented four bedroom detached family home with generous private gardens, detached double garage and large driveway.



# 5 Pearl Close, Oakwood, Derby, DE21 2JX

Offers In The Region Of £470,000



This impressive property within the Park View primary school catchment area, features a modern open plan dining kitchen with integrated appliances and French doors, four well proportioned bedrooms and upgraded en-suite.

The full accommodation which includes UPVC double glazing, gas central heating and loft and cavity wall insulation comprises, a formal entrance hallway with stairs to the first floor, cloakroom WC, modern spacious dining kitchen, full depth lounge also with French doors, four well proportioned bedrooms, the principal with en-suite, finally a main bathroom with shower over bath.

Externally, the property occupies a large plot comprising a spacious front driveway leading to a detached double garage with attached store. The rear garden adjoins a local nature reserve and offers a very high degree of privacy comprising a decked seating area leading to a second seating area with artificial turf and greenhouse. The main area of garden has a patio, lawn, tap and lighting along with gated front access all enclosed by fencing.

Pearl Close is a small cul-de-sac of similar quality homes located off Silverburn Drive close to Springwood Drive and Bishops Drive local shops, Park View primary school, Springwood leisure centre and pleasant woodland walks. Derby city centre, the

Meteor retail park with cinema and supermarkets, A38 and A52 road networks are all within quick easy reach.

A superb family home with enviable position.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property beneath a covered storm porch into a formal hallway with main UPVC double glazed front door and matching window, Karndean flooring flows from the hallway into the WC and kitchen, inset floor mat, stairs to first floor with useful store cupboard beneath, radiator.

#### CLOAKROOM WC

Appointed with a cloakroom suite comprising a low level WC and wash basin, Karndean flooring, UPVC double glazed window, chrome towel radiator.

#### DINING KITCHEN

16'4" x 11'6" (4.98m x 3.51m)

A brilliant and spacious open plan room with Karndean flooring throughout.

The kitchen is appointed with a quality range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and matching splashback, composite one and a half sink and drainer, integrated appliances include a double electric oven, microwave, five burner gas hob with

an extractor fan over, fridge, dishwasher and washing machine, UPVC double glazed window and rear door.

There is ample space for a dining table and chairs, French doors lead to the rear garden and patio area, radiator.

### LOUNGE

20'6" x 10'8" (6.25m x 3.25m)

A spacious dual aspect room with a UPVC double glazed window with a pleasant front aspect over the cul-de-sac and rear UPVC double glazed French doors to the patio both with vertical blinds, fireplace with flame gas fire and surround, media connections, tiled floor, radiator.

### FIRST FLOOR

#### LANDING

Am attractive semi-galleried landing with tall front facing UPVC double glazed window, built-in airing cupboard with hot water cylinder and shower pump, also with storage space, loft access with boarding and light, radiator.

### BEDROOM ONE

11'5" x 10'6" (3.48m x 3.20m)

A spacious double bedroom positioned to the rear with a UPVC double glazed window providing a delightful aspect over the rear garden and woods beyond, ample space for bedroom furniture, radiator.

### EN-SUITE

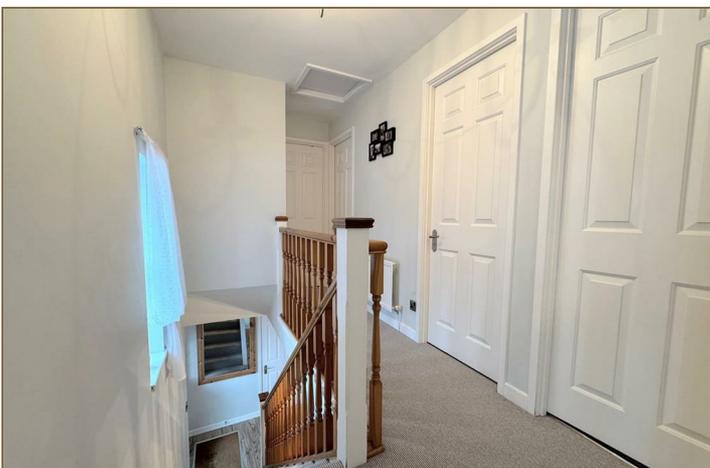
6'2" x 5'6" (1.88m x 1.68m)

Stylishly appointed with an upgraded suite comprising a double width shower enclosure with glazed sliding door and dual mains powered showers, extractor fan over, a wide wash basin sits on a two drawer vanity unit and a concealed cistern WC, attractively tiled floor and walls, UPVC double glazed window, inset ceiling spotlights, chrome towel radiator.

### BEDROOM TWO

9'9" x 9'9" (2.97m x 2.97m)

A comfortable double bedroom with ample space for all furniture, also with a rear facing UPVC double glazed window enjoying the same aspect as bedroom one, inset ceiling spotlights, radiator.



### **BEDROOM THREE**

8'9" x 7'7" (2.67m x 2.31m)

A generous third bedroom having a built-in wardrobe/cupboard, front facing UPVC double glazed window, radiator.

### **BEDROOM FOUR**

7'6" x 6'10" (2.29m x 2.08m)

A generous fourth bedroom or study having a front facing UPVC double glazed window, radiator.

### **BATHROOM**

6'3" x 5'6" (1.91m x 1.68m)

The family bathroom is appointed with a classic white three piece suite comprising a panelled bath with an electric shower over and screen, wash bash and WC, tiled floor and walls, extractor fan, towel radiator.

### **OUTSIDE**

Externally, the property occupies a large plot comprising a spacious front driveway leading to a detached double garage with attached store. The rear garden adjoins a local nature reserve and offers a very high degree of

privacy comprising a decked seating area leading to a second seating area with artificial turf and greenhouse. The main area of garden has a patio, lawn, tap and lighting along with gated front access all enclosed by fencing.

### **DOUBLE GARAGE**

17'8" x 16'11" (5.38m x 5.16m)

Twin up and over door, power and light, roof storage, partitioned store area internally.

### **ATTACHED GARAGE STORE**

7'5" x 5'9" (2.26m x 1.75m)

Brick built, power and light.

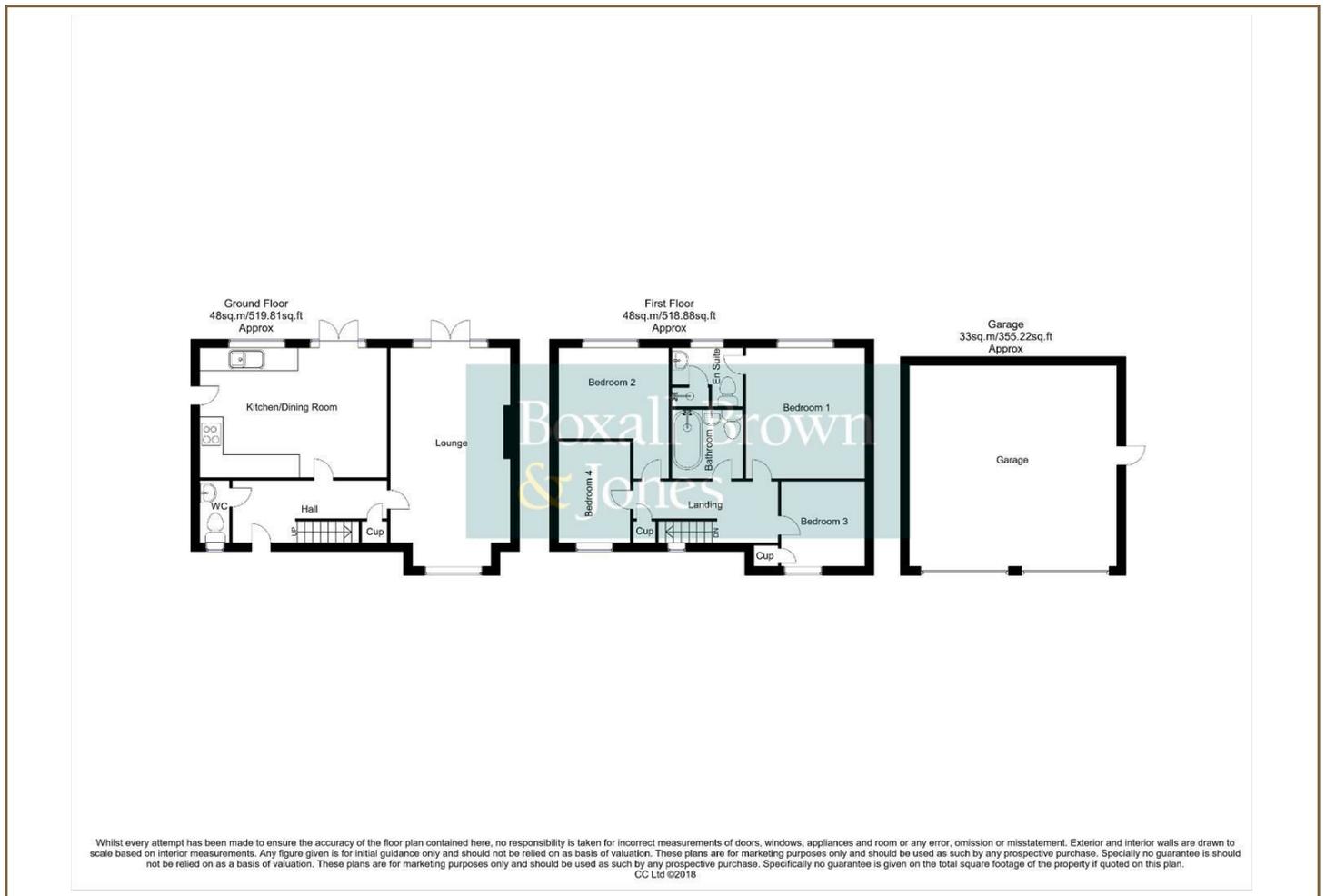




## Road Map



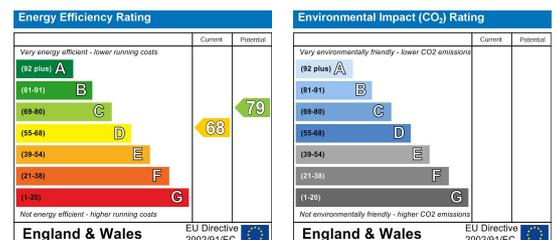
## Floor Plan



## 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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