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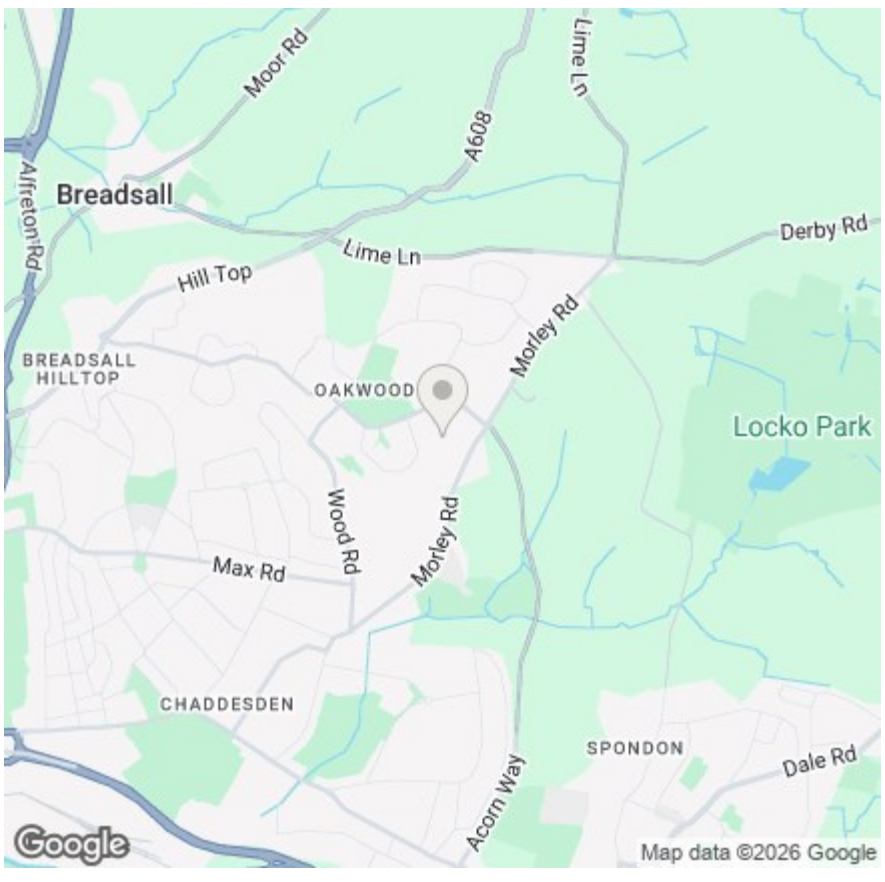


- Three bedroom semi-detached house
- NO ONWARD CHAIN
- Beautifully presented throughout
- Spacious lounge / diner
- Conservatory
- Modern kitchen with integrated appliances
- Double glazed windows and doors
- Gas central heating and combi boiler
- Off road parking and gated car port

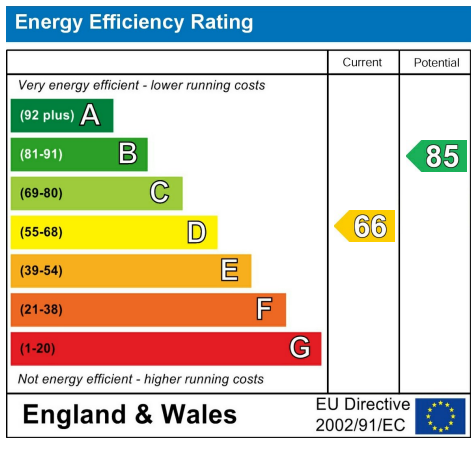
SAB Properties are pleased to offer this very exciting opportunity to purchase a beautifully presented and deceptively spacious 3 bedroom semi-detached house with off road parking and carport. Located in the sought after area of Oakwood, this most spacious and beautifully well-presented home offers a generous lounge/diner, modern kitchen with integrated appliances, conservatory, two double bedrooms, one single bedroom, family bathroom. Beautifully maintained rear garden.

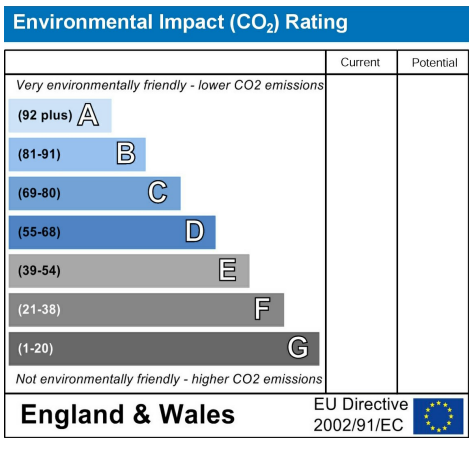
Ashcombe Gardens, Oakwood, Derby

Offers in the region of £250,000









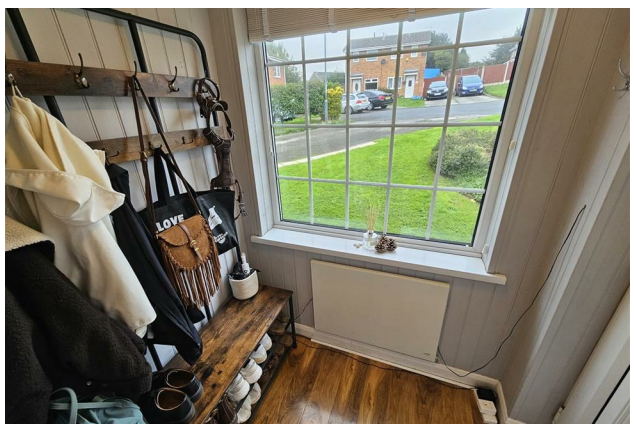













Description
A very exciting opportunity to purchase a beautifully presented and deceptively spacious 3 bedroom semi-detached house with off road parking and carport. The property is on an enviable plot in a quiet cul-de-sac setting and must be seen to be appreciated.

In brief, the property comprises of an entrance porch, hallway, lounge/diner, conservatory, modern fitted kitchen, 3 bedrooms and a family bathroom. Outside, the property sits back from the road behind a long lawned garden and a driveway that provides off road parking for 2 cars, gated side access leads to a covered and gated car port area with power and lights. To the rear of the property you will find a beautiful multi level garden consisting of slabbed patio, decking, artificial lawn for ease of maintenance and fencing to all boundaries.

Oakwood itself is an extremely popular residential location offering a wealth of local amenities and facilities as well as some highly regarded schools. There are excellent transport links to both Derby and Nottingham city centres, and with its close proximity to the M1 Motorway, Oakwood makes an excellent base for commuting.

We highly recommend an early internal inspection of this beautiful property to fully appreciate the condition of the accommodation on offer.

Entrance Porch
UPVC door leading in to small porch with neutral décor and flooring. Single door leading in to lounge, and stairway leading off.

Lounge/Dining Room
23'7" x 11'5" (7.2m x 3.5m)
The lounge has laminate wood-effect flooring, UPVC double-glazed window with modern blinds to the front elevation. Decorative feature electric fire. 2 x wall mounted radiators, TV & telephone points and ample plug sockets. To the rear is the dining area that will easily accommodate a table and 6/8 dining chairs. French doors leading to;

Conservatory
14'1" x 9'6" (4.3m x 2.9m)
Brick built with polycarbonate roof, UPV windows and French doors. Vertical blinds to all windows, laminate floor. This spacious area will easily accommodate a 3-piece suite. Ample plug sockets.

Kitchen
10'5" x 7'2" (3.2m x 2.2m)
With access from the diner area, this modern kitchen offers a range of high quality wall and base units and roll edged worktop with ample plug sockets. Stainless steel sink and drainer. Granite style splashbacks. Integrated electric oven, induction hob with overhead extractor hood, fridge, freezer, washing machine, dishwasher and microwave. Neutral décor and complimentary ceramic tiling to floor. UPVC double glazed window.

Stairs and First Floor Landing
Stairs accessed from the hallway, leading to first floor with doors leading in to bedrooms and bathroom. Neutral décor and carpet. UPVC double glazed window with modern venetian blinds. Access to loft and storage cupboard.

Bedroom 1 – Master
14'1" x 8'10" (4.3m x 2.7m)
The master bedroom is overlooking the front elevation and has neutral décor and carpet. 2 x UPVC window with modern venetian blinds, wall mounted radiator and ample plug sockets. Over stairs storage. This room will easily accommodate a double bed and a selection of bedroom furniture.

Bedroom 2 – Rear
8'2" x 7'10" (2.5m x 2.4m)
The second bedroom overlooks the rear elevation and has neutral décor and modern laminate wood effect flooring. UPVC window with modern venetian blinds, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

Bedroom 3 – Rear
7'10" x 5'10" (2.4m x 1.8m)
Located to the rear elevation, this single bedroom has neutral décor and modern laminate wood effect flooring. It will easily accommodate a single bed and a selection of furniture and furnishings. Wall mounted radiator and ample plug sockets, UPVC double glazed window with modern vertical blinds.

Bathroom
6'10" x 5'6" (2.1m x 1.7m)
Suite comprising of bath with electric shower over and glass shower screen. Stainless taps, low level WC and pedestal wash basin. Extractor fan. Mirrored storage cabinet. Complimentary tiling to walls and floor. UPVC opaque double glazed window.

Outside
The property sits back from the road behind a long lawned garden and a driveway that provides off road parking for up to three cars, gated side access leads to a covered and gated car port area with power and lights.

To the rear of the property you will find a multi-level garden comprising of decked area with an artificial lawn for ease of maintenance, slabbed patio area. Panters to 2 sides with mature shrubs. Wooden fencing with concrete posts to all 3 boundaries

Tenure
Freehold with vacant possession.

Viewings
Viewings by arrangement with SAB Properties, who will be pleased to provide any further information which may be required.