



- Detached 5 bedroom family home
- Modern décor and flooring throughout
- Ground floor WC and family bathroom
- Kitchen / Diner with integrated cooking facilities
- All double bedrooms
- Garage and driveway
- Low maintenance garden
- EPC Rating = C
- Council tax band = D
- Located within a cul-de-sac

SAB properties are thrilled to offer this 5 bedroom detached house, with off road parking and garage. Modern décor and flooring throughout, family bathroom and gas central heating.

Located in the popular Oakwood area on a quiet cul-de-sac with amenities close by and easy access to Derby City.

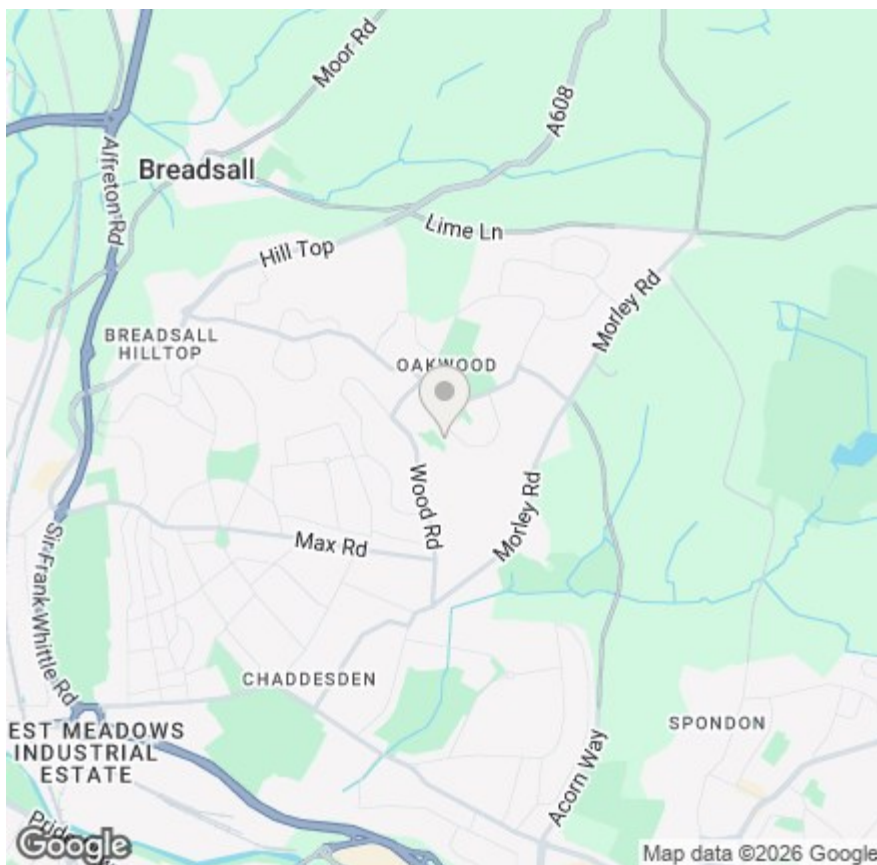
A holding deposit of £380.00 is payable to reserve the property. Should the application be successful, this will be put towards your first month's rent.

A security deposit is due of £1900.00, which subject to Term's and Conditions of the deposit will be refunded at the end of the tenancy.

SAB Properties are member of The Property Redress Scheme

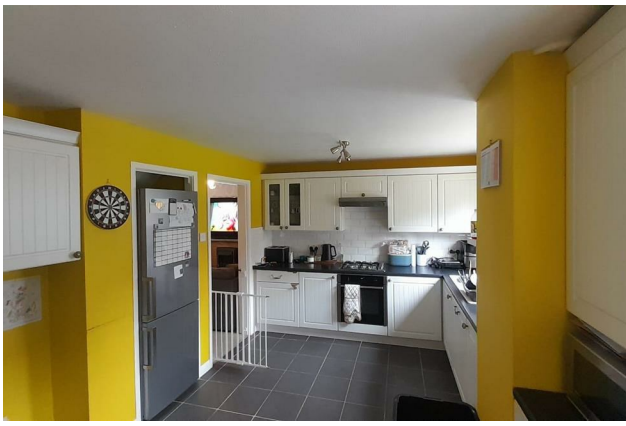
## Alsager Close, Derby

**£1,650 Per month**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Description**

SAB Properties are pleased to market this 5 double bedroom, detached family home, with driveway and garage.

The spacious accommodation benefits from gas central heating and double glazing. Briefly comprising of a hallway, ground floor WC, spacious lounge, dining room, kitchen and conservatory. To the first floor are the five bedrooms and family bathroom, Off road parking,

Located on a cul-de-sac in the desirable area of Oakwood, in addition to being within close proximity of a variety of local shops and amenities on your doorstep to suit your needs. The property is also a short distance to local transport links providing access to Derby and Nottingham and many more popular cities, making it ideal for commuters. East Midlands Airport is also within easy access via road links such as the A52 and A50. Other nearby road links include J25 of the M1 and the A52 to Nottingham, Derby and other East Midlands towns and cities.

**Entrance Hall**

UPVC Double-glazed main access door to the front elevation and wall mounted radiator, leading to lounge and downstairs WC.

**Dpwnstairs WC**

Fitted with wash hand basin and low level WC, wall mounted radiator and UPVC double glazed window. Neutral decor and flooring

**Lounge**

15'10" x14'0" (4.83 x4.29)  
Overlooking the front elevation with views over the green area. UPVC double glazed window, wall mounted radiator, TV & Telephone access points. Feature fireplace housing a gas fire. Stairs leading to first floor and with open access in to the dining room. Neutral decor and flooring.

**Dining Room**

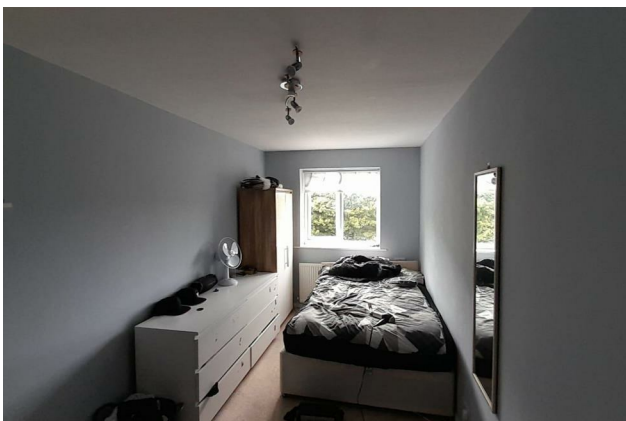
9'8" x 7'6" (2.97 x 2.29)  
Leading from the lounge and access in to the conservatory. Neutral decor and flooring, UPVC double glazed patio doors leading to conservatory. Neutral décor and flooring with wall mounted radiator.

**Conservatory**

9'10" x 8'7" (3.02 x 2.62)  
Leading through from the dining room, with UPVC double glazed patio door and UPVC door to the side elevation and garden. Neutral decor and ceramic tiled flooring

**Kitchen**

10'11" x 16'2" (3.35 x 4.93)  
With a range of matching wall and base units having work surfaces over, inset sink and drainer, integrated electric oven, gas hob with extractor over, double glazed windows to the rear. Ample space for a dining table and chairs. Plumbing for washing machine and dishwasher, with additional space for fridge/freezer. Modern décor and ceramic tiled flooring.



**First floor landing**

Neutral décor and flooring leading to all bedrooms and family bathroom.

**Bedroom 1- Front Left**

7'8" x 12'11" (2.36 x 3.94)  
Located to the front elevation. Neutral décor and flooring. Wall mounted radiator and double glazed window. Ample space to accommodate a double bed and a selection of bedroom furniture.

**Bedroom 2- Front Middle**

6'11" x 8'0" (2.11 x 2.46)  
Located to the front elevation. Neutral décor and flooring. Wall mounted radiator and double glazed window. Ample space to accommodate a single or 3/4 bed and a selection of bedroom furniture.

**Bedroom 3- Front Right**

7'4" x 10'0" (2.26 x 3.05)  
Located to the front elevation. Neutral décor and flooring. Wall mounted radiator and double glazed window. Ample space to accommodate a double bed and a selection of bedroom furniture.

**Bedroom 4 -Rear right**

8'7" x 11'1" (2.62 x 3.38)  
UPVC double glazed window to the rear elevation and gas central heating radiator. This room will accommodate a double bed.

**Bedroom 5- Rear left**

11'5" x 7'4" (3.48 x 2.24)  
Located to the rear elevation. Neutral décor and flooring. Wall mounted radiator and double glazed window. Ample space to accommodate a single or 3/4 bed and a selection of bedroom furniture.

**Loft**

There are 2 loft spaces at the property, both accessible with a drop down ladder. Both are fully boarded for storage

**Bathroom**

Suite comprising of low level WC, shower enclosure and wash basin, Complimentary ceramic tiling to walls and neutral flooring. Wall mounted towel rail.

**Outside**

To the front is a block paved driveway for 2 vehicles and single garage. Pathway to the side leading through a secure gate to the enclosed rear garden.

To the rear there is a low maintenance garden, in three tiers. The first tier has slabs leading to the conservatory. The second tier has artificial turf and paving slabs. The third tier is decking.

**Integral Garage**

Electric roller door to the front with power and lighting.

Courtesy door leading to the kitchen.

