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**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.

**W:** hannells.co.uk  
**E:** chaddesden@hannells.co.uk  
**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

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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.

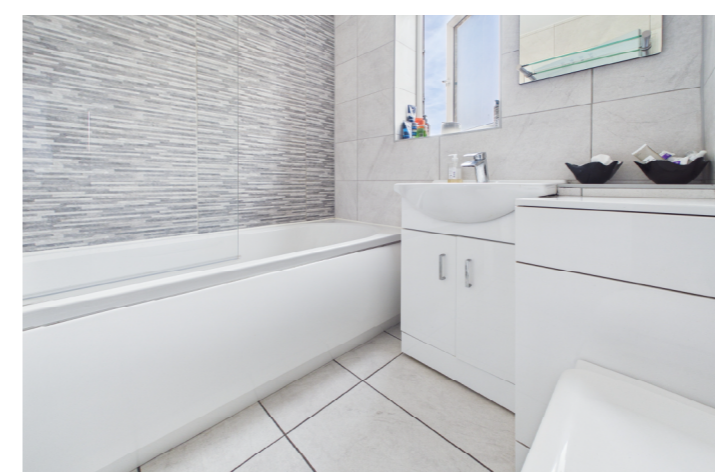
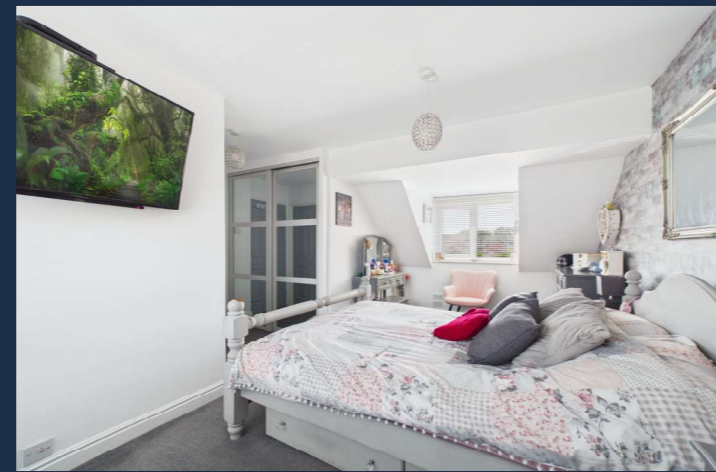
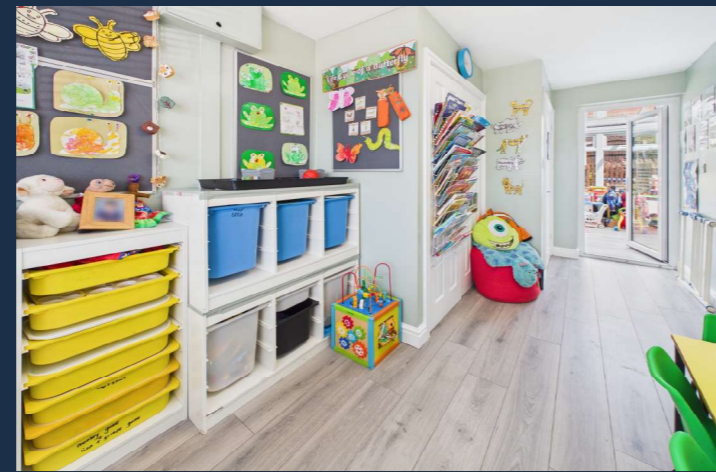
These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should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

## Woodbeck Court, Oakwood, DE21 2PP | Freehold

A beautifully presented and thoughtfully converted four-bedroom detached family home, occupying a desirable position within an exclusive cul-de-sac of just five properties. Offering spacious and versatile accommodation throughout, this impressive home is ideally suited to modern family living.

- Beautifully Presented Detached Home
- Versatile Accommodation To The Ground Floor
- Four Bedrooms, Master Bedroom With En-Suite
- EPC Rating D, Standard Construction
- Council Tax D, Freehold





**Full Description:**

Offering an outstanding amount of ground-floor living space, this impressive home features a generous living room, second reception room, dining kitchen with integrated appliances, and a superb full-width conservatory spanning the rear of the property. The spacious and versatile layout is ideally suited to modern family living, providing excellent areas for relaxation, entertaining and everyday family life.

The accommodation is supplemented by gas fired central heating UPVC double glazing and briefly comprises:- reception hallway, living room, fitted dining kitchen with a further door from the kitchen leads to the converted garage, which has been transformed into a highly versatile reception room, ideal as a family room, home office, playroom or gym. This room also benefits from double doors opening into a useful utility cupboard. A convenient ground floor WC and there is a full-width conservatory to the rear elevation and this completes the accommodation on this level.

To the first floor, the principal bedroom is a superb retreat featuring extensive fitted wardrobes, a walk-in dressing area, dual-aspect windows allowing for excellent natural light, and a contemporary en-suite shower room. There are three further well-proportioned bedrooms and a modern family bathroom fitted with a quality suite.

Externally, the property benefits from a generous driveway providing off-road parking for multiple vehicles. Gated pedestrian access leads to the enclosed rear garden, which has been designed for ease of maintenance and is arranged over split levels, offering a private outdoor space ideal for both relaxing and entertaining.

**Room Measurements & Details:**

- Entrance Hall:** (3'10" x 8'7") 1.17 x 2.62
- Living Room:** (14'7" x 15'6") 4.44 x 4.72
- Dining Kitchen:** (8'2" x 21'6") 2.49 x 6.55
- Conservatory:** (8'5" x 28'11") 2.57 x 8.81
- Family/Play Room:** (15'3" x 8'2") 4.65 x 2.49
- Cloaks/WC:** (3'6" x 4'1") 1.07 x 1.24
- First Floor Landing:** (9'0" x 3'9") 2.74 x 1.14
- Bedroom One:** (15'8" x 8'5") 4.78 x 2.57
- En-Suite Shower Room:** (5'6" x 5'5") 1.68 x 1.65
- Bedroom Two:** (11'5" x 8'8") 3.48 x 2.64
- Bedroom Three:** (8'6" x 8'6") 2.59 x 2.59
- Bedroom Four:** (8'3" x 6'10") 2.51 x 2.08
- Family Bathroom:** (5'6" x 6'8") 1.68 x 2.03

*A Moving Experience...*