

Dunsmore Drive

Oakwood, Derby, DE21 2JA

John
German





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£440,000

Extended family home set within a desirable cul-de-sac, having undergone an extensive programme of refurbishment and presented to an exceptional standard throughout featuring high-quality, luxury fittings. Landscaped gardens offer a high degree of privacy, ample off-street parking, and garage.

The property has been fitted with a new Baxi boiler in 2025 and the bathrooms have all been refitted in the same year. The property benefits from solar panels which create an additional income.

To describe the property in more detail starting at the front entrance door which opens into an entrance lobby with Karndean flooring and a built-in cloaks cupboard with a folding solid oak door. A solid oak internal door opens into the main living space and matching doors are repeated throughout the ground floor of the property. The large main living room provides plenty of space for soft furnishings with a window to the front, Karndean flooring, stairs rising to the first floor and an elegant fireplace which forms a focal point to the front with a polished stone surround, matching hearth and inset living flame gas fire. The living room opens up to the dining kitchen which features a dining/living space in front of sliding patio doors leading directly out onto the garden. Karndean flooring runs through into the kitchen area which is fitted with an extensive range of high gloss base and eye level units with under unit lighting and kick panel spot lighting, granite work surfaces extending to form a breakfast bar, inset one and a half bowl sink. Integrated appliances include a washer dryer, dishwasher, fridge and freezer, built-in double oven and combination microwave plus an electric hob with extractor hood over. On the opposite side of the house there is a cosy snug which overlooks the front garden and a study/home office which has its own private entrance door which can be accessed via the side gate, perfect for anyone who runs a business from home. The study is also home to the ground floor guest WC.

On the first floor a central landing has doors leading to the bedrooms and family bathroom. The family bathroom has porcelain tiling, under floor heating and brushed brass fittings and is fitted with a four piece luxury suite comprising free standing bath with mixer tap and hair shower attachment, close coupled WC, wall mounted vanity wash basin with storage beneath and LED mirror above plus a separate shower enclosure with recess lighting and rain shower head. The master bedroom is a lovely double aspect room with two sets of fitted double wardrobes and an en-suite shower room having been refitted with a close coupled WC, vanity wash basin with storage beneath and an LED mirror above, corner shower enclosure with rain shower head, porcelain tiling, under floor heating and chrome hardware. Three further double bedrooms complete the internal accommodation.

Outside the property is set towards the head of the cul-de-sac side onto the road with a lawned front garden, herbaceous borders and a spacious driveway providing plenty of off road parking as well as access to the brick built single garage with power and lighting. Gated access on both sides of the property provide access to the fully enclosed, generous rear garden that is lovely and private being mainly laid to lawn with ornamental beds and borders set with established shrubs and bushes as well as specimen trees. Close to the house is a spacious paved patio area which is perfect for outdoor entertaining. (Composite shed by separate negotiation).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

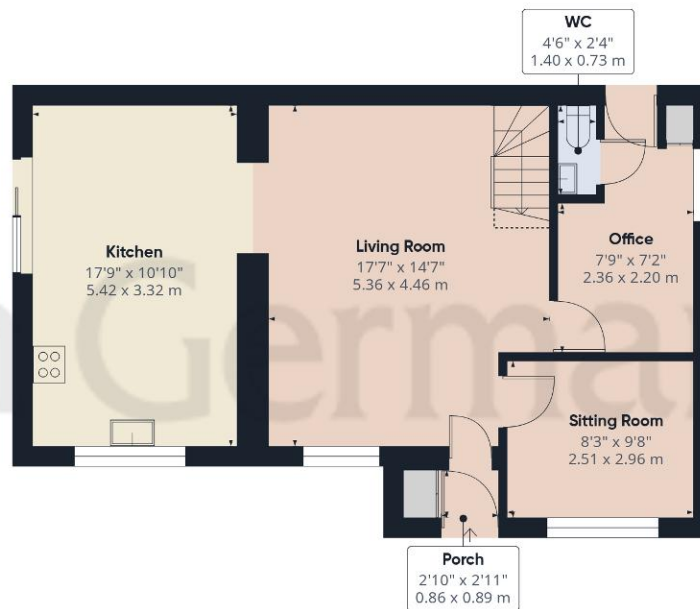
Local Authority/Tax Band: Derby City Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

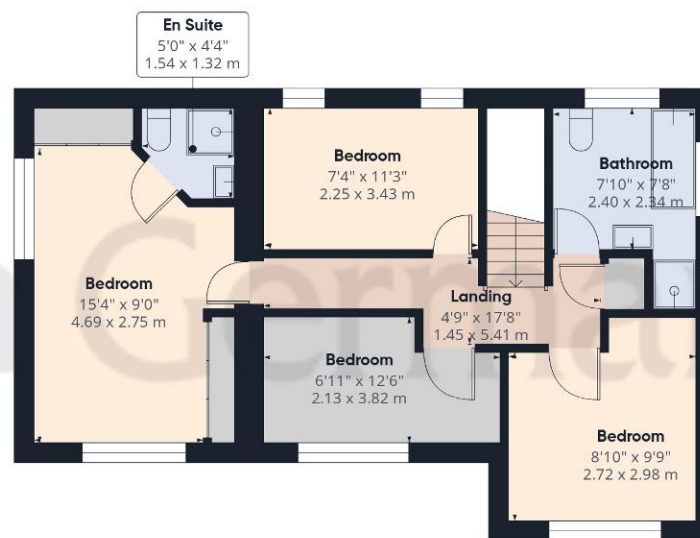
Our Ref: JGA/07042026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1217 ft²

113.1 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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