Regis Close

Oakwood, Derby, DE21 2QL

John German




igitally Altered



Regis Close

Oakwood, Derby, DE21 2QL

£350,000

Extended four-bedroom detached home with two reception rooms, a spacious, full-width conservatory and a principal bedroom with a separate dressing room that could also be used as an nursery or home office. Landscaped garden and extensive parking and integral garage.

Entrance to the property is via a canopied entrance door opening into the front entrance lobby with stairs rising to the first floor and an oak door leading into the front living room with a bow window which overlooks the front elevation and a feature fireplace with a sleek elegant surround and a living flame gas fire.
Glazed oak double doors open into the dining room with French doors into the conservatory and a door into the kitchen.
The kitchen is fitted with a comprehensive range of base and eye level units with beech worktops and a one and a half bowl ceramic sink with mixer tap and tiled splashbacks, built-in oven and four ring gas hob with extractor hood over leaving spaces for a slimline dishwasher, freestanding fridge freezer. Two windows look out into the conservatory and a large understairs storage cupboard provides additional storage.
Off the kitchen a side entrance lobby provides access out into the garden a courtesy door leads into the garage and another door leads to the ground floor WC.
On the first floor stairs lead to a central landing with doors leading off. The extension created two additional rooms with one leading off the other, the first room could be used to make an excellent dressing room, fifth bedroom or home office if desired. There are three further well proportioned bedrooms and a family bathroom which is fully tiled and fitted with a modern suite comprising concealed flush WC, vanity washbasin with storage beneath and a "P" shaped bath with shower over.
Outside the property is located off a shared access private driveway which provides extensive off road parking with tarmaced and gravelled parking areas in front of the house providing access to the integral garage whilst further parking lies on the opposite side of the driveway.
Gated access along the side of the property leads to a fully enclosed rear garden with extensive paving, an artificial lawn, timber deck and raised ornamental borders.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
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.
Property construction: Standard **Parking**: Driveway **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: JGA10112026
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



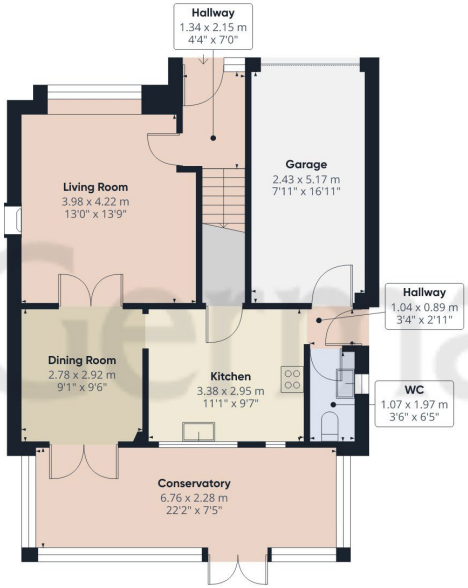



John German

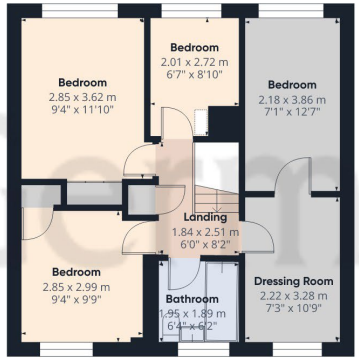

John German


John German


John German



Ground Floor





Floor 1

John German

Approximate total area(1)

120.2 m²

1294 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360









Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

AWAITING EPC MEDIA

John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German





