

## 4 Bed House - Detached

Offers over £475,000

 Morley Road, Oakwood, Derby, DE21 4QY



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Meadowlands. A substantial detached home of some 226 square metres located on a private drive of only two dwellings and sited on a substantial plot within this sought after locality. The sale of this sizeable home offers the discerning purchaser the opportunity to acquire a highly versatile property which must be viewed to appreciate the location and size of plot and accommodation on offer. Offering immense potential to extend (subject to consents) or improve further. In brief; wide entrance hall flowing through to a well equipped kitchen, light and spacious lounge dining room leading to a large conservatory, double bedroom bedroom with dressing and bathroom en-suite offering separate guest's quarters. An inner hallway leads to two double bedrooms and main bathroom. Stairs off the hallway lead to a further sizeable bedroom and shower room. The property stands on a mature plot with car parking and garage. Freehold. Council tax band D. Energy rating D.

## Sizeable Reception Hall 17'9" x 8'6" (5.43 x 2.60)

Having a timber and glazed entrance hall, LVT floor, radiator, two UPVC double glazed windows and open arch leading to the:-

## Living Room 15'10" x 12'0" (4.84 x 3.66)



Having a recessed wall mounted contemporary log effect living flame fire, hard wood floor, television and media connection points, three double wall light points, two radiators and UPVC double glazed windows to both front and rear aspects.



## Dining Room 11'10" x 12'0" (3.62 x 3.68)



Having a radiator, UPVC double glazed windows to front and rear aspects, two double wall light points and door leading to conservatory.

## Well Equipped Kitchen 12'6" x 9'0" (3.82 x 2.76)



Having a range of despoke handleless wall and base cupboards with laminated working surfaces, inset granite composite sink top with side drainer, vegetable preparation bowl and hot and cold mixer tap, integrated Bosch black glass induction hob with contemporary style canopy extractor hood, electric fan assisted double oven and grill and dish washer, space for American style fridge freezer, integrated washing machine, radiator, LVT floor and UPVC double glazed window to rear aspect,

The kitchen incorporates a boiler room which houses the combination gas boiler together with space for dryer.

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**Conservatory 20'2" x 13'4" (6.15 x 4.08)**



Having a limestone effect tiled floor (with underfloor heating), two wall light points, UPVC double glazed windows with French doors to two aspects, giving views and access over the private, mature rear garden.

## Inner Hallway

Having a solid oak floor, radiator, full height cloaks cupboard and staircase to first floor.

**Bedroom One / Guest's Quarters 14'2" x 11'7" (4.32 x 3.54)**



Having radiator and UPVC double glazed windows to both rear and side aspects. An internal door leads to the:-



**Dressing Room 8'8" x 5'4" (2.65 x 1.65)**

Having radiator with an internal door leading to the:-

**Bathroom En-Suite 8'8" x 5'9" (2.66 x 1.77)**



Having a white four piece suite comprising; low centre flush wc, pedestal wash hand basin, panelled bath and quadrant tiled shower cubicle with mains fed shower, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail and UPVC opaque double glazed window to rear aspect.



**Bedroom Two 14'0" x 12'0" (4.28 x 3.66)**



Having a solid oak floor, radiator, two

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double wall light points and UPVC double glazed window.

## Bedroom Three 12'1" x 10'6" maximum (3.70 x 3.22 maximum)

Having a solid oak floor, radiator, two double wall light points and UPVC double glazed window.

## Main Bathroom 7'9" x 6'4" (2.37 x 1.94)



Having a modern white three piece suite with deep double ended panelled bath with mains fed shower over, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail and UPVC opaque double glazed window to side aspect.

## First Floor Landing

## Bedroom Four 24'4" x 15'3" (7.44 x 4.65)



Having bulk head storage and UPVC double glazed window to side aspect.

## Shower Room



Having a modern white three piece suite having a walk in tiled shower cubicle with mains fed shower, complimentary ceramic tiled walls with contrasting ceramic tiled floor and two wall light points.

## Outside



The property occupies a private position on a substantial mature plot, accessed via private security gates, the driveway serving one of two executive properties. To the front is a shrubbed fore garden with adjacent tarmac driveway leading to an attached brick garage, having up and over doors to both front and rear, pitched tiled roof space and supplied with power and light. The rear garden is west facing, laid to lawn with patio area, together with mature shrubs and trees.



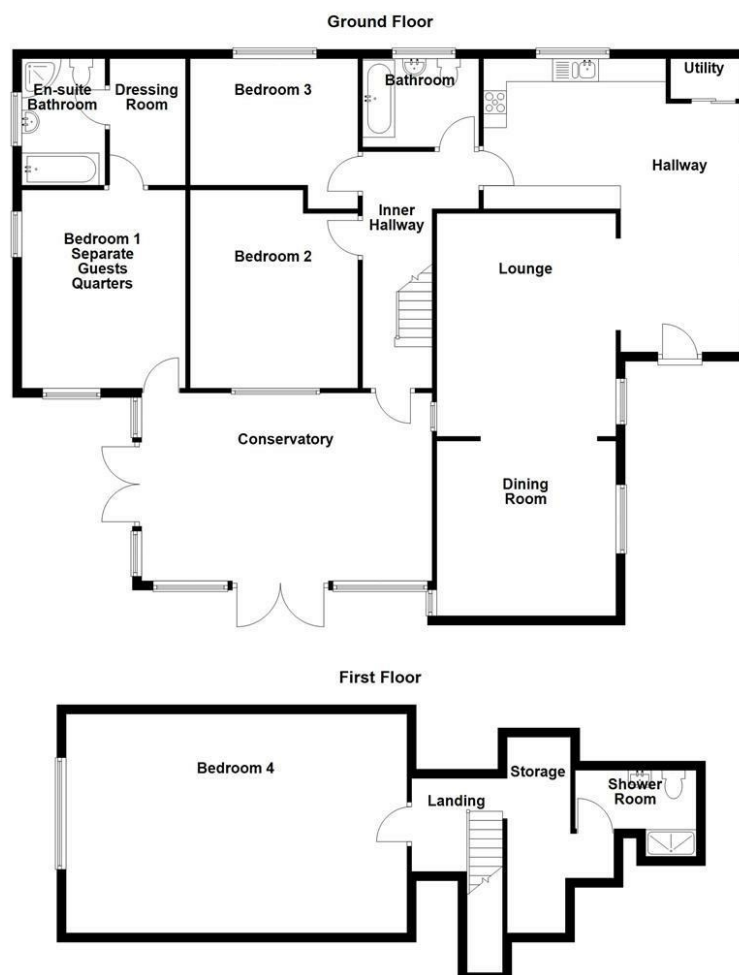
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A                                           |         | 84        |
| B                                           |         |           |
| C                                           |         | 68        |
| D                                           |         |           |
| E                                           |         |           |
| F                                           |         |           |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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