Fletcher & Company

99 Vestry Road, Oakwood, Derby, DE21 2BN

Offers Around £350,000

Freehold



- Good Size Corner Plot
- Private Garden with Garden Room/Home Office
- Two Driveways & Single Garage
- Spacious Lounge & Generous Conservatory
- Fitted Kitchen/Diner
- Four Bedrooms
- Main Bedroom with En-Suite/WC
- Three Further Bedrooms & Well-Appointed Shower Room/Bathroom
- Double Glazed & Gas Central Heated
- Viewing Essential - Superbly Presented





Summary

A well-positioned, superbly presented, four bedroom detached home with garage and private garden, occupying a larger than average corner plot in a cul-de-sac location in Oakwood.

The property benefits from a block paved driveway to one side giving access to a detached garage. There is also an area of land to the right hand side which provides surplus off-road parking.

The property occupies a good sized plot offering a high degree of privacy with gardens to the rear and side featuring L-shaped lawn, feature patio area, timber fencing, water feature and detached garden room/home office.

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, spacious lounge, good sized conservatory and open plan breakfast kitchen. The first floor landing leads to a principle bedroom with en-suite WC, three further bedrooms and a well-appointed shower room.

F&C

The Location

Oakwood continues to be a very popular suburb of Derby, noted for a parade of shops offering excellent facilities, leisure centre, popular primary school, regular bus service, pleasant walks in wooded area and open countryside and easy access into Derby City centre and the Meteor retail park.

Accommodation

Entrance Hall

5'1" x 4'8" (1.56 x 1.44)

A panelled and glazed entrance door provides access to hallway with feature tile floor and staircase to first floor.

Lounge

21'7" x 10'11" (6.60 x 3.34)

Featuring a fireplace with a log effect gas fire, central heating radiator, decorative coving and double glazed windows to front and rear.





Inner Lobby

4'5" x 4'2" (1.35 x 1.28)

With further panelled and glazed door to conservatory.

Conservatory

22'4" x 8'11" (6.81 x 2.72)

A fabulous addition to the accommodation. A brick based and UPVC double glazed construction with insulated walls offering pleasant views over the garden. This is currently used as both a lounge and dining room. Having a central heating radiator, feature tile floor and French doors to garden.





Breakfast Kitchen

21'6" x 8'7" (6.56 x 2.62)

Comprising quartz effects worktops with matching upstands and breakfast bar, two stainless steel sink units, one with flexible mixer tap, stylish gloss finish wood effect cupboards and drawers, complementary wall mounted cupboards with down lighting, appliance space suitable for a gas range cooker with extractor hood over, American style fridge freezer, integrated dishwasher and washing machine, understairs storage cupboard, central heating radiator, recessed ceiling spotlighting, stylish tile flooring and double glazed windows to front and rear.







Fitted Guest Cloakroom

5'8" x 3'10" (1.75 x 1.19)

Appointed with a low flush WC, vanity unit with wash handbasin, tiled surrounds and tile floor.

First Floor Landing

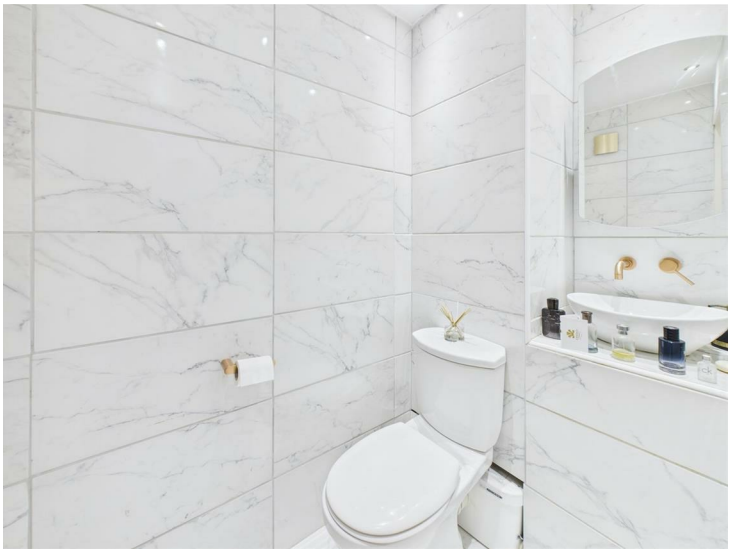
9'2" x 3'2" (2.81 x 0.98)

With doors to bedrooms.

Principle Bedroom
12'2" x 11'0" (3.71 x 3.36)
Having a central heating radiator, double glazed window to front and door to en-suite WC.



En-Suite WC
4'9" x 3'6" (1.47 x 1.09)
Appointed with a WC, wash handbasin and feature tiling.



Bedroom Two
12'1" x 9'8" (3.70 x 2.96)
With central heating radiator, useful storage cupboard and double glazed window to front.



Bedroom Three
9'1" x 7'6" (2.79 x 2.30)
Having a central heating radiator and double glazed window to rear.



Bedroom Four
9'1" x 6'9" (2.77 x 2.07)
With central heating radiator, large fitted wardrobe, double glazed window to rear and bifold door to principle bedroom.



Superbly Appointed Shower Room
7'4" x 5'6" (2.26 x 1.70)
Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, spacious walk-in shower cubicle, chrome towel radiator and double glazed window to rear.



Outside

The property occupies a fabulous corner plot with block paved driveway giving access to a detached garage. On the opposite side of the property there is a driveway providing further off-road parking. The property features an L-shaped mainly lawn garden with feature patio area, water feature, timber fencing and timber outbuilding currently used as a home office.



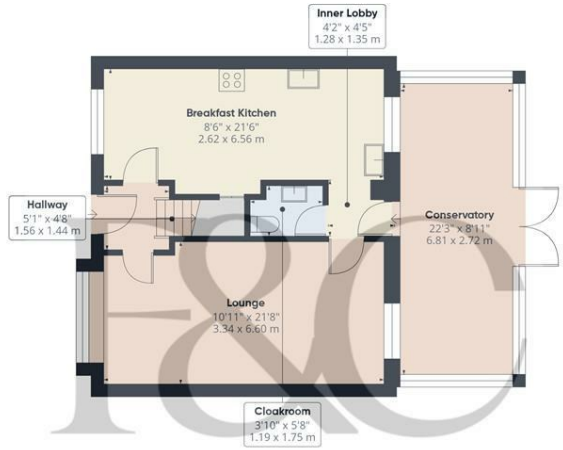


Garage

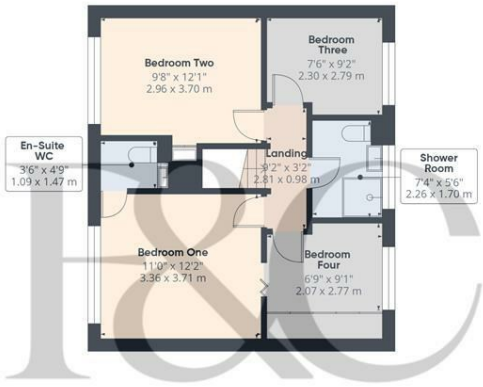
15'9" x 8'2" (4.82 x 2.51)

Council Tax Band D





Floor 0



Floor 1



Approximate total area(1)

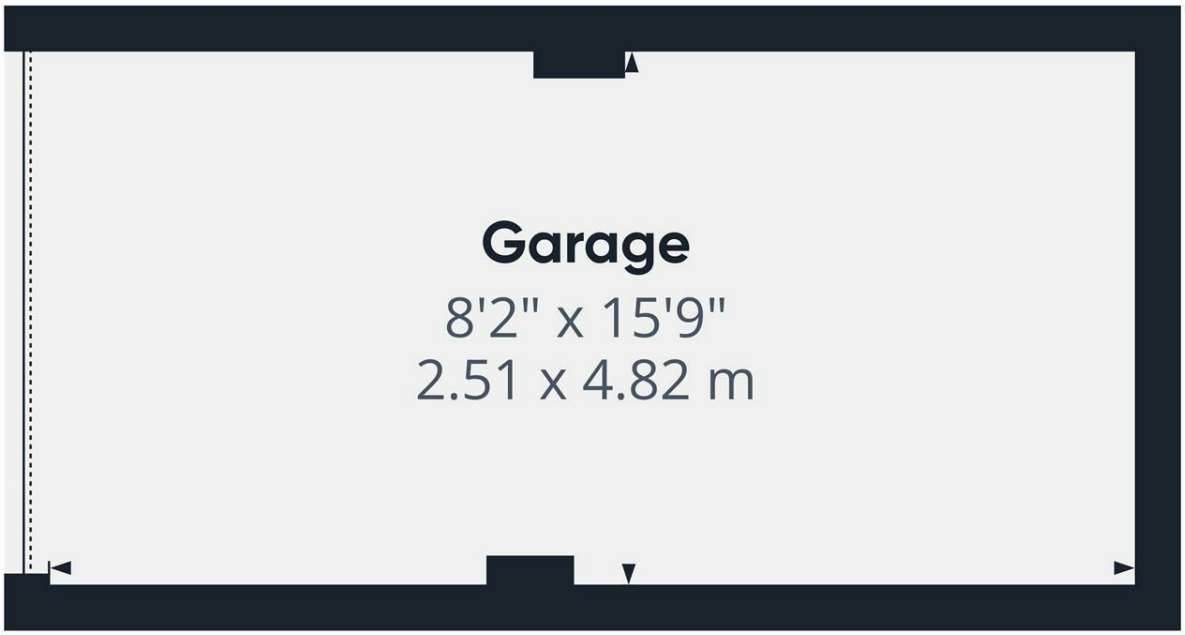
1212 ft²

112.7 m²

(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.

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Approximate total area(1)

131 ft²

12.2 m²

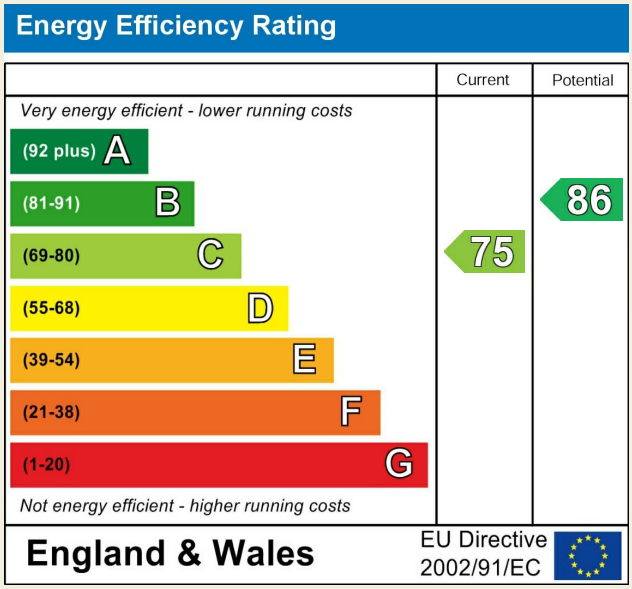
(1) Excluding balconies and terraces

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Tenure: Freehold