

Saffron Drive, Oakwood, Derby. DE21 2SW

£280,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this extended and spacious four bedroom semi detached property located in popular residential area. The property briefly comprises of; entrance hall, living room, plan living kitchen and integral garage. To the first floor the landing provides access to 4 bedrooms and two bathrooms. Outside the property has a small frontage with driveway and access to the integral garage and the rear garden is mainly laid to lawn with patio and paved pathway leading to brick outhouse and attached workshop.

The property has been competitively priced and we believe the property will ideally suit families and extended families. An early internal inspection should be undertaken.

FEATURES

- Extended Semi Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- End Plot With Spacious Outbuildings
- Driveway & Garage
- Ideal Family Home
- Open Plan Kitchen/Diner
- View Essential
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Entrance Hall

Entered via a door from the front elevation, wood floor covering, wall mounted electric storage heater and carpeted staircase to first floor landing. Internal door leads to:-

Living Room

With double glazed window to the front elevation, wood floor covering, TV point, under stairs storage alcove. The feature focal point of the room is an electric fire with decorative wooden surround, marble backdrop and raised hearth. Internal oak doors with adjoining panels lead to:-

Open Plan Kitchen/Diner

Kitchen area - comprising of a range of all base mounted units with roll-top worksurface incorporating a one and a half bowl stainless steel sink drainer unit with tiled splashback. Integrated double Neff oven with induction hob and extract canopy over. Space and plumbing for dishwasher, under counter space for fridge, under-cupboard lighting, wood floor covering and double glazed window to the rear elevation.

Dining area -with the continuation of the wood floor covering from the kitchen, double glazed French doors to the rear elevation and door leading to the integral garage.

Utility area - comprising of matching base mounted storage units with roll-top worksurface that provide space and plumbing for washing machine. Wall mounted electric storage heater, wood floor covering, wall mounted extractor fan and double glazed window to the rear elevation.

First Floor

Landing

Accessed by the main entrance hall with internal doors giving access to all four bedrooms, family bathroom useful over upstairs storage cupboard and loft access, with loft ladders providing access to spacious loft space.

Bedroom 1

Located to the rear of the property with double glazed window, wall mounted electrical storage heater and range of fitted wardrobes with sliding frontage doors. Internal door leads to:-

En-Suite

Comprising of a three-piece suite to contain WC, large vanity unit with moulded sink and shower enclosure with wall mounted electric shower and attachment over. Part tiling to walls, double glazed obscured window, wall mounted electric towel heater and extractor fan.

Bedroom 2

With double glazed window to the front elevation, wall mounted electric panel heater.

Bedroom 3

With double glazed window to the front elevation, wall mount electrical panel heater and fitted wardrobe with sliding frontage doors.

Bedroom 4

Currently used as a study, with double glazed window to the front elevation.

Bathroom

Comprising of a three-piece white suite to contain WC, pedestal wash hand basin and space-saver panelled bath with electric shower and attachment over and complementary shower screen. Part tiling to walls, double glazed obscured window, ceiling mounted extractor fan, vinyl floor covering and wall mounted electric towel heater.

External

Outside

To the front elevation is a block paved driveway that provides parking for two vehicles and is positioned in front of the integral garage, with electric door. The rear garden has a paved seating area, two areas of AstroTurf lawn, greenhouse and detached brick built outbuilding that could be used for a variety of uses. A timber storage shed is also attached and provides additional storage or outside working space.

Additonal information

Please note the property currently does not have Gas Central Heating and it currently heating via Electric Storage Heaters.

Additionally this property has previously flooded (2014) and hasn't flooded since. Alongside the front door and garage door now having floor barriers built in.

The property has solar panels, which are leased.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

