

Ashcombe Gardens, Oakwood, Derby. DE21 2LD

£200,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this well-presented and extended two-bedroom semi-detached home, situated on an unusually large corner plot. The accommodation briefly comprises a living room, fitted kitchen, and conservatory incorporating a ground-floor shower room and utility area. To the side elevation, there is a practical storage lean-to.

On the first floor, a landing provides access to two bedrooms and a family bathroom. Externally, the property occupies a particularly spacious corner plot, offering multiple parking spaces, a low-maintenance frontage, and private gardens to both the side and rear elevations, which are not overlooked and enjoy a high degree of privacy.

This property would be ideal for a first-time buyer or a young family taking their first steps onto the property ladder. An early internal inspection is strongly recommended to avoid disappointment.

FEATURES

- Modern 2 Bed Semi-Detached Property
- Unusually Large Corner Plot Position
- Conservatory/Utility/Shower Room
- Parking For 4-5 Cars
- Low Maintenance Private Gardens
- Quiet Cul De Sac Location
- Ideal First Home
- Council Tax Band A



ROOM DESCRIPTIONS

Ground Floor

Living Room

Accessed via a double-glazed sealed unit door from the front elevation, this light and airy reception room features a staircase to the first-floor landing with useful under-stairs storage alcove, vinyl wood effect flooring, TV point, wall-mounted radiator, double-glazed window to the rear elevation and a wall-mounted electric fire.

Kitchen

Comprising a range of wall and base-mounted matching units with roll-top work surfaces incorporating a large stainless-steel sink and drainer with feature tap. Under-counter space and plumbing for a dishwasher, integrated double oven, four-ring gas hob with pull-out extractor hood above, space for fridge/freezer, breakfast bar area, TV point and modern vertical wall-mounted radiator. Double-glazed window and door to the rear elevation providing access to the conservatory.

Conservatory/Utility/Shower Room

Constructed with a brick base and UPVC units with a pitched roof. Vinyl tile-effect flooring, wall-mounted radiator and decorative wall lighting. The utility area comprises base-mounted storage cupboards, worktop and sink. Incorporated within the conservatory is a modern shower room comprising WC and contemporary shower enclosure with wall-mounted electric shower and attachment. Fully tiled walls and flooring, double-glazed obscured window to the rear elevation and wall lighting.

Lean To

A convenient addition offering dual access through the property, providing practical storage for coats and boots, complete with electric lighting and durable vinyl flooring

First Floor

Landing

Accessed from the living room, with ceiling-mounted loft access point and double-glazed window to the side elevation.

Bedroom 1

With two double-glazed windows to the front elevation, vinyl wood effect flooring, fitted wardrobes and wall-mounted radiator.

Bedroom 2

Double-glazed window to the rear elevation, vinyl wood effect flooring and wall-mounted radiator.

Bathroom

Modern three-piece suite comprising WC, pedestal wash hand basin and panelled bath with mains-fed shower and attachment over, complete with folding shower screen. Double-glazed obscured window, floor covering and wall-mounted radiator.

External

Outside

The property occupies a generous corner plot and benefits from a low-maintenance tarmac frontage providing parking, alongside a driveway offering additional parking space. The side garden is mainly laid to lawn, enclosed by timber fencing, and includes a handy garden shed. The rear garden features a low-maintenance Astroturf lawn with raised flower beds, an outside tap, and lighting, all fully enclosed by timber fencing, creating a private and easy-to-maintain outdoor space

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.



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