

Lydstep Close, Oakwood, Derby. DE21 2RY

£200,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present for sale this spacious and competitively priced three bedroom modern end terrace, located within a quiet cul-de-sac position. The property briefly comprises:- entrance porch, guest cloakroom, living room and kitchen/diner. To the first floor and landing provides access to 3 bedrooms and a bathroom. Externally the property offers a front garden and enclosed rear garden outside entertaining space, as well as 2 allocated parking spaces, plus visitor parking.

Being conveniently located close by to local amenities, popular schools and useful transport links makes this all the more sought after and due to the high demand for this type of property early internal inspection is strongly advised to avoid disappointment.

Oakwood is renowned for its quiet charm and excellent community facilities, making it a highly desirable place to live. The combination of recent home improvements and proximity to essential services makes this house a perfect choice for those seeking comfort and convenience.

FEATURES

- Modern End Of Terrace
- 3 Bedrooms
- Ideally Located For Local Amenities
- 1 Reception Room
- Private Cul-De-Sac Location
- Allocated Parking & Visitor Parking
- Landscaped Gardens
- ideal First Time Buy
- Viewing Advised
- Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

With sealed unit double glazed door leading in from the front elevation with internal door to living room and additional door providing access to:-

WC

With low-level WC, pedestal wash hand basin, panelling to walls, double glazed obscured window and wall mounted radiator.

Cloakroom

Offering useful storage with wall hanging and shelving.

Living Room

4.58m x 4.23m (15' 0" x 13' 11") Double glazed window to the front elevation, staircase to 1st floor landing, wall mounted radiator, TV point. The focal point of the room is a wall mounted modern plasma style electric fire. Internal double doors lead to:-

Kitchen/Diner

4.57m x 2.63m (15' 0" x 8' 8") Comprising of range of wall and base mounted units with roll-top worksurface incorporating a stainless steel sink drainer unit with mixer taps. Undercounter space for both dishwasher and washing machine, integrated electric oven, four ring gas hob and pull out extractor canopy. Double glazed sealed unit door to the side elevation, would effect laminate floor covering, part wall tiling, double glazed window and patio doors to the rear elevation.

First Floor

Landing

Accessed via the lounge with double glazed window to the side elevation, ceiling mounted loft access point and access to spacious airing cupboard, offering storage.

Bedroom 1

3.84m x 2.7m (12' 7" x 8' 10") With double glazed window to the rear elevation, wall mounted radiator, TV point and fitted wardrobes.

Bedroom 2

2.39m x 3.1m (7' 10" x 10' 2") Double glazed window to the front elevation, wall mounted radiator and TV point.

Bedroom 3

2.37m x 1.85m (7' 9" x 6' 1") Double glazed window to the rear elevation, wall mounted radiator.

Bathroom

2.05m x 1.86m (6' 9" x 6' 1") Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and wood panelled bath with mains fed shower attachment over and complimentary shower screen. Full tiling walls, double glazed obscured window, tiled floor covering, wall mounted radiator.

External

Outside

The front elevation is an area of lawn with a range of inset planting and Willow tree, there are two allocated parking spaces for the property plus visitor parking available. The rear garden offers a paved patio and raised lawn with a modern timber decking terrace which is ideal for outside entertaining. Stocked flowerbeds and borders, timber fenced boundaries and outside security light.

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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