

Hare Edge Drive, Oakwood, Derby. DE21 2AF

£380,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

Derbyshire Properties are thrilled to offer for sale this exceptionally well-presented, modern five-bedroom detached family home, occupying a prime corner plot with elevated views, and it also benefits from still being under the NHBC build warranty. This spacious and versatile home is perfect for families and extended families alike, offering well-planned accommodation throughout.

The ground floor features: A welcoming entrance hall, guest cloakroom/WC, a home office/study, a comfortable living room, and an impressive open-plan living kitchen—ideal for entertaining—alongside a separate utility room. To the first floor: A central landing leads to five generously sized bedrooms, including a master bedroom with en-suite shower room, and a contemporary family bathroom. Outside the property enjoys gardens to the front, side, and rear, taking full advantage of its corner plot. A private driveway and detached garage are located to the rear, providing ample parking and storage.

This is a fantastic opportunity to acquire a stylish and spacious family home in a sought-after location. Early internal viewing is strongly recommended to avoid disappointment.

## FEATURES

- Executive 5 Bed Detached Property
- Corner Plot Position
- Driveway Parking and Garage
- Sought After Location
- EV charging point
- Open Plan Kitchen/Diner/Living Space
- Still Under NHBC Build Guarantee
- Utility Room
- Well Presented Throughout
- Council Tax Band E



# ROOM DESCRIPTIONS

## Location

Situated in the popular residential suburb of Oakwood, this property enjoys a fantastic location offering a blend of suburban comfort and easy access to Derby city centre. The area is well-served by a range of local amenities including shops, supermarkets, pubs, and reputable schools, making it a great choice for families.

For commuters, there are excellent transport links nearby, with regular bus services and convenient access to the A52 and A38, connecting you to the wider East Midlands region and beyond. Derby railway station is just a short drive away, offering direct services to Nottingham, Birmingham, and London.

Nature lovers will appreciate the proximity to Chaddesden Park and Oakwood's green spaces, while a variety of leisure facilities, gyms, and eateries are also within easy reach.

This is an ideal location for those seeking a quiet, community-oriented setting without compromising on connectivity or convenience.

## Ground Floor

### Entrance Hall

Entered by a composite door from the front elevation, attractive half wall wood panelling to walls, carpeted staircase to first floor landing, wall mounted radiator and access to under-stairs storage, providing useful storage.

### Guest Cloakroom/WC

With low-level WC, pedestal wash hand basin with tiled splashback, ceiling mounted extractor fan and wall mounted radiator.

### Office / Playroom

2.96m x 252m (9' 9" x 826' 9") With double glazed window to the front elevation, wall mounted radiator.

### Living Room

4.92m x 3.21m (16' 2" x 10' 6") With dual aspect windows to the front and side elevations, wall mounted radiators and TV point.

### Open Plan Living Kitchen

8.05m x 2.65m (26' 5" x 8' 8")

Kitchen Area -

The stylish kitchen is fitted with a contemporary range of matching wall and base units, complemented by modern flat-edged work surfaces and splashback areas. A stainless steel one-and-a-half bowl sink with mixer tap is set beneath a double glazed rear-facing window, offering both practicality and natural light. Integrated appliances include an electric oven, four-ring gas hob with stainless steel extractor hood, dishwasher, and fridge/freezer. The space is finished with a wood-effect vinyl floor for a sleek and easy-to-maintain finish.

Living/Dining Area -

This bright and versatile open-plan living/dining space benefits from the continuation of the kitchen flooring, creating a seamless flow throughout. Natural light floods the room via double glazed windows to the rear and side elevations, along with French doors that open out onto the rear entertaining terrace—ideal for indoor-outdoor living. A wall-mounted radiator adds warmth to this welcoming space.

### Utility Room

2.53m x 1.64m (8' 4" x 5' 5") A practical extension of the kitchen, the utility room features matching units and work surfaces, with under-counter space and plumbing for a washing machine. It also houses the wall-mounted gas combination boiler. A double glazed door provides convenient access to the side of the property, and the room is completed with a vinyl floor covering.

## First Floor

### Landing

Accessed via the main entrance hallway with attractive half wall wood panelling, ceiling mounted loft access point and internal doors access all five bedrooms and family bathroom.

### Bedroom 1

4.46m x 3.48m (14' 8" x 11' 5") Double glazed window to the front elevation, wall mounted radiator, fitted wardrobes with mirrored frontages provide useful storage and hanging space. Internal door provide access to:-

### En-Suite

Comprising of a WC, pedestal wash hand basin with tiled splashback and shower enclosure with mains fed shower and attachment. Part tiling walls, vinyl floor covering, ceiling mounted extractor fan, wall mounted radiator and double glazed obscured window.

### Bedroom 2

3.66m x 2.58m (12' 0" x 8' 6") With double glazed window to the front elevation, wall mounted radiator and fitted wardrobes with mirrored frontages.

### Bedroom 3

3.20m x 2.69m (10' 6" x 8' 10") Double glazed window to the rear elevation, wall mounted radiator and space for wardrobes.

### Bedroom 4

3.00m x 2.64m (9' 10" x 8' 8") With double glazed window to the rear elevation, wall mounted radiator and space for wardrobes.

### Bedroom 5

2.62m x 2.16m (8' 7" x 7' 1") (currently used as a study) with double glazed window to the rear elevation and wall mounted radiator.

### Bathroom

2.42m x 1.69m (7' 11" x 5' 7") Fitted with a modern three-piece white suite comprising a WC, pedestal wash hand basin, and a panelled bath with a mains-fed shower and adjustable attachment over, complemented by a sleek glass shower screen. Additional features include a wall-mounted extractor fan, radiator, and a double glazed obscured window providing natural light while maintaining privacy.

### External

### Outside

To the front and side elevations is an area of lawn with an inset pathway and stocked flowerbeds. The rear garden offers a sizable outside entertaining terrace, lawn, stocked flowerbeds and borders enclosed by walled boundaries. Gated access leads to the rear elevation where a driveway and brick garage with light and power can be found.

### Disclaimer

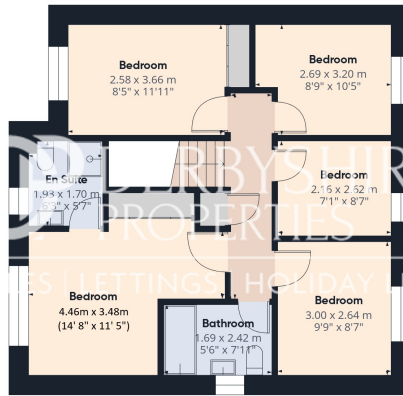
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. 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



Ground Floor Building 1



**Floor 1** Building 1



Ground Floor Building 2

**DERBYSHIRE**  
**PROPERTIES**  
SALES | LETTINGS | HOLIDAY LETS

**Approximate total area<sup>m</sup>**  
139.2 m<sup>2</sup>  
1496 ft<sup>2</sup>

(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.

GIRAFFE360

