

Hare Edge Drive, Oakwood, Derby. DE21 2AF

£285,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this modern semi detached townhouse located in the popular suburb of Oakwood in Derby. The property briefly comprises of:- entrance hall, cloakroom/WC, kitchen/dining room, and living room. To the first floor a landing provides access to 3 bedrooms and family bathroom. An additional staircase then leads to the second floor where a beautiful master bedroom suite with en-suite shower facility can be found. Externally the property offers a small front garden and landscaped rear garden that is larger than average with a driveway and garage. We recommend the property to suit families and an internal inspection should be undertaken to avoid disappointment.

FEATURES

- Modern Semi Detached Town House
- 4 Bedrooms & 1 Reception Room
- Front & Rear Gardens
- Driveway & Garage
- Quiet Residential Location
- Modern Kitchen/Diner
- Ideal Family Purchase
- View Essential!
- COUNCIL TAX BAND C



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

4.60m x 1.03m (15' 1" x 3' 5") Accessed via a composite door from the front elevation, tiled floor covering, spotlighting to ceiling, carpeted staircase to 1st floor landing, wall mounted double radiator, under stairs storage cupboard and internal doors accessing both kitchen and living room

Cloakroom/WC

1.67m x 0.88m (5' 6" x 2' 11") Comprising of a 2 piece suite containing WC and pedestal wash hand basin with tiled splashbacks. Ceiling mounted extractor fan and wall mounted radiator.

Kitchen/Dining Room

4.60m x 2.91m (15' 1" x 9' 7") Comprising of a range of wall and base mounted matching units with roll-top work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and complimentary splashback's. The kitchen incorporates numerous integrated appliances to include dishwasher, electric oven, gas hob with stainless steel splashback, extractor canopy and fridge/freezer. Wood effect floor covering, double glazed windows to the front and side elevations, spotlights to ceiling and designated dining area.

Living Room

3.08m x 5.07m (10' 1" x 16' 8") Located to the rear of the property and having double glazed window and French doors that provide access onto the rear garden. Wall mounted radiator, TV point. The feature focal point of the room is a stainless steel electric fire with modern surround and raised hearth.

First Floor

Landing

Accessed via the main entrance hall, internal doors lead to three bedrooms and family bathroom and secondary staircase to 2nd floor landing.

Bedroom 2

4.07m x 2.92m (13' 4" x 9' 7") With double glazed window to the rear elevation, wall mounted single radiator, TV point and additional window to the side elevation.

Bedroom 3

3.65m x 2.89m (12' 0" x 9' 6") With double glazed windows to the front and side elevations, wall mounted radiator and space for bedroom furniture.

Bedroom 4

3.06m x 2.04m (10' 0" x 6' 8") Double glazed window to the rear elevation, wall mounted radiator and space for wardrobes.

Family Bathroom

1.65m x 2.01m (5' 5" x 6' 7") This well presented modern three-piece white suite contains WC, pedestal wash hand basin and panelled bath with tiled splashback's. Wall mounted extractor fan, double glazed obscured window, wood effect tiled floor covering, wall mounted chrome heater rail.

Second Floor

2nd Floor Landing

Accessed via the first floor landing and leading to master bedroom suite .

Master Suite (Bedroom 1)

With Velux skylight to the rear elevation and double glazed dormer window to the front elevation, wall mounted radiator, TV point, storage space located in the roof eaves and large storage alcove. Internal door leads to :-

En-Suite

2.63m x 1.99m (8' 8" x 6' 6") Comprising of a three piece suite and containing WC, pedestal wash hand basin and shower enclosure with main fed shower and attachment over. Part tiling to walls, wood floor covering, wall mounted double radiator, ceiling mounted extractor fan and Velux skylight to the rear elevation.

Outside

To front elevation is a well cared for garden with stocked flowerbeds, paved pathway, lawn and hedging. The larger than average rear garden comprises of a full width paved patio area, lawn, decking entertaining terrace, raised planting beds all enclosed by timber fence boundaries. A garden gate provides access to the side driveway and a door leads to the garage.

Garage

With up and over door light and power, door and window to the side elevation.

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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