

Robinia Close, Oakwood, Derby. DE21 2XD

£550,000 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this fine example of an executive detached family home benefiting from complete refurbishment and extensions to the side, rear elevations and beautiful loft conversion.

The property briefly comprises of; reception hall, utility room, guest cloakroom, and integral garage, workshop, beautifully presented living room, open plan living kitchen and large conservatory. The first floor landing provide access to 4 bedrooms, two with en-suite facilities, and family bathroom. The second floor offers a further double bedroom located in the roof space. Externally the property is positioned on a sizable private plot with a pleasant green outlook to the front elevation.

The property is well situated for local amenities including shops, countryside walks, schools, and transport links for A38, A52 and the M1 corridor and access to the further amenities that Derby City Centre offers.

We highly recommend an early internal inspection of this spacious property to fully appreciate the size and condition of the accommodation on offer.

FEATURES

- Master Bedroom With En-suite & Dressing Area
- Five Bedrooms - Two En Suite Rooms
- Detached Family Home
- Garage & Workshop
- Well Presented Throughout
- Driveway Providing Parking For Multiple Vehicles
- View Absolutely Essential!
- Council Tax Band D



ROOM DESCRIPTIONS

Reception Hall	Ensuite Wet Room
Entered via composite door from the front elevation, decorative coving to ceiling, wall mounted alarm control panel, wall mounted radiator and Karndeian floor covering.	2.72m x 2.18m (8' 11" x 7' 2") This beautifully fitted suite comprises of a WC, wall mounted his and hers wash hand basins with mixer taps, large shower enclosure with central drainage, Ceiling mounted rainfall shower and additional attachment all enclosed by complementary glass screening. Tiling to wall, wall mounted modern heater towel rail radiator, Karndeian flooring, double glazed obscured window, spotlights and extractor fan to ceiling.
Guest Cloakroom	Bedroom Two
With double glazed window to the front elevation, low-level WC, modern vanity unit with inset sink, full tiling walls, Karndeian floor covering, wall mounted chrome heated towel rail and spotlights and extractor fan to ceiling.	3.13m x 3.03m (10' 3" x 9' 11") With double glazed window to the rear elevation, wall mounted radiator, shelving and fitted double wardrobe providing ample storage in hanging space.
Open Plan Kitchen Diner	Bedroom Three
7.35m x 2.81m (24' 1" x 9' 3")	3.33m x 2.25m (10' 11" x 7' 5")
Kitchen area - comprising of a range of wall and base mounted matching units with granite work surface incorporating a sunken stainless steel sink with mixer taps and tiled splashback areas. A number of integrated appliances include dishwasher, fridge/freezer, electric oven, induction hob with modern stainless steel extractor canopy over. Spotlights to ceiling, decorative coving, double glazed window and door to the rear elevation and Karndeian floor covering.	With double glazed window to the rear elevation, TV point, wall mounted radiator and space for bedroom furniture. Internal door lead to:-
Kitchen Diner Continuation.	Ensuite/WC
Dining area - with the continuation of the floor covering from the kitchen area, wall mounted modern vertical radiator, decorative coving to ceiling, three feature windows to the rear elevation and double glazed French doors with adjoining side panels allow for access into the rear conservatory. A beautiful bespoke breakfast bar area comprises of range of different sized base storage units with granite work surfaces, wine cooler and contemporary exposed slate back drop with wall mounted lighting, decorative coving to ceiling and embedded speakers to ceiling. Internal solid wood doors lead to:-	Comprising of WC and modern wall mounted wash hand basin, part wall tiling, wall mount electrical shaver point, spotlighting, heater towel rail, Karndeian floor covering, wall mounted extractor fan and double glazed obscured window.
Utility Room	Bedroom Four
4.91m x 2.27m (16' 1" x 7' 5") Mainly comprising of a range of wall base mounted units with rolltop work surface incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. Undercounter space and plumbing for both washing machine and tumble dryer, Karndeian floor covering, wall mounted extractor fan, spotlighting, wall mounted heater towel rail, under stairs storage alcove and ceramic tiled floor covering. Double glazed window to front elevation and internal door leading to:-	2.89m x 2.45m (9' 6" x 8' 0") Currently used as a study/office, double glazed window to the front elevation, wall mounted radiator and shelving.
Living Room	Family Bathroom
5.69m x 3.53m (18' 8" x 11' 7") This stunning room benefits from a modern interior with Karndeian floor covering, decorative coving, spotlighting, wall lighting and feature window with bespoke window seat. The main focal point of the room is a full length beautifully crafted media unit with electric modern fire and room for flatscreen TV.	1.94m x 1.82m (6' 4" x 6' 0") Comprising of a three piece suite to include WC, vanity unit and bath with mains fed shower and attachment over. Fully tiled walls, Karndeian flooring, spotlights and extractor fan to ceiling, double glazed obscured window and wall mounted chrome heater towel rail.
Integral garage	Second Floor
5.19m x 2.43m (17' 0" x 8' 0") With wall mounted gas combination boiler and electrically operated up and over roller door. Internal door leads to:-	
Workshop	Landing
This superb workshop comprises of wall and base mounted storage units, Karndeian floor covering, light and power and double glazed French doors allowing for access onto the rear garden.	Accessed via the first floor landing with wall lighting and internal door leading to:-
Conservatory	Bedroom Five
4.23m x 3.27m (13' 11" x 10' 9") Constructed from a brick base and UPVC units with pitch roof is this spacious conservatory with Karndeian floor covering, TV point, wall mounted radiator and French doors leading onto a rear garden terrace.	5.33m x 4.36m (17' 6" x 14' 4") (loft conversion) The spacious room benefits from large Velux windows to the front and rear elevations, spotlights to ceiling, eaves storage, wall mounted radiator and fitted bedroom furniture.
First Floor	External
Landing	Outside
Accessed via the main entrance hallway is the spacious landing that services a number of bedrooms, bathrooms and en-suites. A secondary staircase provides access to the second floor loft conversion. Spotlights to ceiling, wall mounted radiators and wall lighting.	To the front elevation is a large block paved driveway providing parking for numerous vehicles that leads to an integral garage. The front garden offers an area of lawn with porcelain terrace and raised planting beds with feature decorative screening to neighbouring properties. The front garden is enclosed by wall and fence boundaries and provides a pleasant outlook. The fully enclosed private garden offers a shaped entertaining terrace, lawn, outside tap and lighting. A modern Pergola houses a plunge pool/hot tub and a timber garden shed provides additional storage.
Bedroom One	Disclaimer
4.22m x 3.94m (13' 10" x 12' 11") With double glazed window to the rear elevation, wall mounted radiator, TV point, spotlights to ceiling, and attractive feature panelled wall. Internal door leads to:-	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.
Dressing Area	
This wonderful space comprises of a range of matching modern wardrobes with sliding frontage doors, providing a wealth of hanging and storage space. Spotlights to ceiling and internal door leads to:-	



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