



3 Bed House - Link Detached

12 Shenington Way
Oakwood
DE21 2QE

£1,050 Per Calendar Month

**Fletcher
& Company**

12 Shenington Way
Oakwood
DE21 2QE



- Available Immediately • Three Double Bedrooms • Re-Decorated Throughout • Situated In Oakwood • Conservatory • Off Road Parking For Two Vehicles • Master Bedroom With In Built Storage • Available Long Term • Good Storage • Private And Low Maintenance Rear Garden

Available Immediately – Positioned within the highly sought after Oakwood area, this superbly presented three double bedroom home offers spacious, modern living in a prime residential setting.

Oakwood remains one of Derby's most desirable locations, known for its excellent local amenities, schools, attractive green spaces and convenient access to Derby City Centre, the A38, A50 and A52 making it ideal for commuters and families alike.

The property is entered via a welcoming entrance hallway providing access to all ground floor accommodation. To the front elevation is a fitted kitchen with a range of wall and base units and ample preparation space. To the rear sits a generous open plan lounge/dining room, creating a bright and versatile living space perfect for both relaxing and entertaining. Off the lounge is a conservatory, adding valuable additional reception space and providing direct access to the private rear garden.

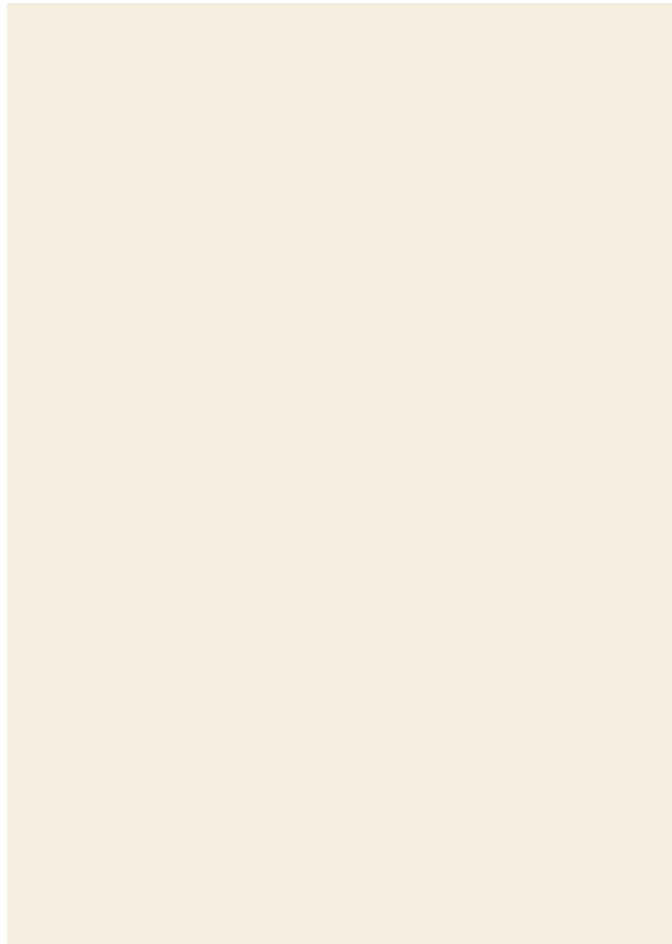
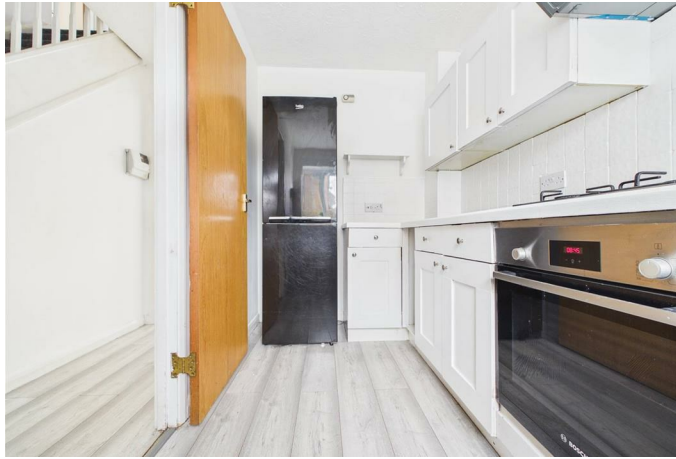
To the first floor are three well proportioned double bedrooms. These are served by a family bathroom comprising bath with shower over, low flush WC and wash hand basin.

Externally, the property benefits from off road parking for two vehicles as well as plentiful on street parking. To the front is a pleasant fore garden with useful storage, whilst to the rear is a low maintenance, enclosed garden with side gate access, making it ideal for families and outdoor enjoyment.

Having been redecorated throughout, with new windows, a new rear door and updated flooring in parts, the home is ready for immediate occupation.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer.





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 DE56 4GD

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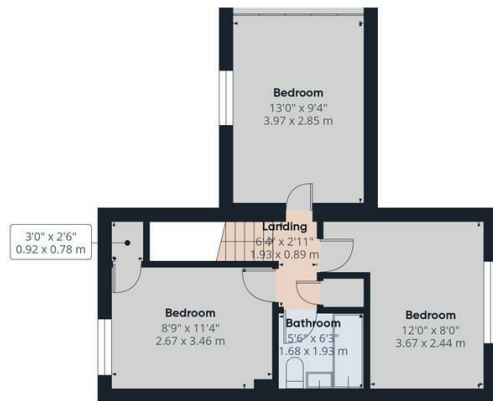
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 www.fletcherandcompany.co.uk



Approximate total area^m
 773 ft²
 71.8 m²

Reduced headroom
 4 ft²
 0.4 m²

Floor 0



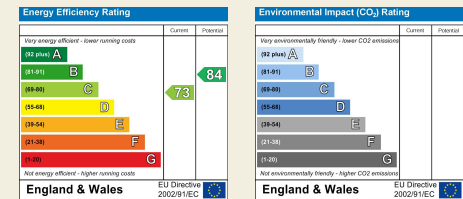
Floor 1

(1) Excluding balconies and terraces

Reduced headroom:
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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