



4 Bed House - Detached

5 Binscombe Lane
Oakwood
Derby
DE21 2AZ

£1,850 Per Month

Fletcher
& Company

5 Binscombe Lane
Derby
DE21 2AZ



- Executive Detached Family Home • Extremely Stylish & Well Presented • Impressive Open Plan Living Room/Dining/Snug • Modern Fitted & Well Appointed Kitchen • Guest Cloakroom • Four Bedrooms • En-Suite Shower/Wet Room & Stylish Family Bathroom • Landscaped Private Rear Garden • Driveway & Integral Garage • Available Long Term - Unfurnished

An extremely stylish and beautifully presented, four bedroom detached family home located in the ever popular residential location of Oakwood with impressive open plan living/dining room/snug with underfloor heating and superb landscaped garden.

The property benefits from gas central heating and double glazing and in brief, comprises: welcoming entrance hall, guest cloakroom, modern fitted kitchen with utility off, impressive open plan living/dining room/snug with beautiful porcelain tiled flooring and stylish living space. The first floor landing leads to master bedroom with en-suite shower/wet room and walk-in wardrobe, three further bedrooms and a family bathroom.

The property is set back behind a tarmac driveway providing car standing spaces for approximately three cars with laid lawn, leading to the integral garage with side personnel door, front entrance door and side gated access to the rear garden.

To the rear of the property is a landscaped, private enclosed garden with a block paved patio area leading to a further paved patio area providing a pleasant sitting out and entertaining space and steps leading up to an area laid to lawn, enclosed by a fence panelled and hedgerow boundary.

Available Mid/ Late July 2026 - Unfurnished.





The Location

The property is located in the renowned and sought after Porters Lane area approximately two miles from Derby City centre, which offers a comprehensive range of shopping and leisure facilities together with the noted Meteor Centre, offering retail outlets, supermarkets and a number of public houses.

Local recreational facilities are close by, which include three noted golf courses at Breadsall Priory, Morley Hayes and Horsley Lodge.

For those who enjoy outdoor pursuits the nearby open countryside can provide some delightful walks and cycle paths.

Accommodation

Ground Floor

Spacious Welcoming Entrance Hall

15'2" x 10'1" (4.64 x 3.09)

Composite front entrance door with matching side panel windows provides access into most welcoming and spacious hallway with porcelain tiled flooring, staircase leading to first floor and doors giving access to open plan lounge/dining room, stylish kitchen and guest cloakroom.

Modern Fitted Kitchen

21'6" x 9'8" (6.57 x 2.96)

A newly fitted stylish kitchen with a good range of gloss finish wall, base and drawer units with worksurface over, inset sink with mixer tap, continuation of the worksurface forming a useful breakfast bar area, built-in double electric oven with warming drawers, integrated fridge/freezer, integrated dishwasher, induction hob with splash-back and extractor hood over, built-in wine rack, spotlights to ceiling, porcelain tiled flooring and uPVC double glazed windows to rear and side.

Utility Area

With base cupboards with worksurface over and complementary wall cupboards, inset circular sink with boiling tap, continuation of porcelain tiled flooring, uPVC double glazed window to side and side access door.

Stylish Open Plan Lounge/Dining Room

31'5" x 13'11" (9.60 x 4.26)

Lounge Area

With porcelain tiled flooring with underfloor heating, door to integral garage, uPVC double glazed window to side and open access into dining and snug area.

Dining Area

With porcelain tiled flooring with underfloor heating and uPVC double glazed French doors with fitted blinds opening onto rear garden.

Snug Area

With uPVC double glazed window to rear and two uPVC double glazed windows to side.

Guest Cloakroom

5'9" x 5'2" (1.77 x 1.60)

With vanity unit wash handbasin with mixer tap and cupboards below, low level WC, porcelain tiled flooring and uPVC double glazed window to front.

First Floor

Semi-Galleried Landing

With access to roof space, central heating radiator, uPVC double glazed window to side and doors to all four bedrooms and family bathroom.

Master Bedroom

13'11" x 10'8" (4.26 x 3.27)

With central heating radiator, two uPVC double glazed windows to rear, door to walk-in wardrobe and door to en-suite shower/wet room.

Stylish En-Suite/Wet Room

7'8" x 6'0" (2.35 x 1.85)

With a newly fitted stylish suite fully tiled comprising walk-in shower with rainfall shower and hand shower attachment, wall mounted vanity wash handbasin with mixer tap and cupboard below, low level WC, illuminated mirror, heated towel rail/radiator and uPVC frosted double glazed window to side.

Bedroom Two

14'1" x 10'9" (4.30 x 3.28)

With central heating radiator and two uPVC double glazed windows to rear.

Bedroom Three

12'1" x 9'6" (3.69 x 2.90)

With built-in wardrobe with cupboard above, feature wood panelled wall, central heating radiator and uPVC double glazed window to front with fitted blind.

Bedroom Four

10'8" x 7'0" (3.26 x 2.15)

With built-in wardrobe, central heating radiator and uPVC double glazed window with fitted blind to front.

Family Bathroom

6'7" x 6'1" (2.03 x 1.87)

Partly tiled with a white suite comprising vanity wash handbasin with cupboard below, P-shaped bath with rainfall shower over and curved glass shower screen door, inset shelf, low level WC, heated towel rail/radiator and uPVC frosted double glazed window to side.

Outside

Front Garden & Driveway

The property is set back behind a tarmac driveway providing car standing spaces for approximately three cars with laid lawn, leading to the integral garage with side personnel door, front entrance door and side gated access to the rear garden.

Landscaped Private Rear Garden

To the rear of the property is a landscaped, private enclosed garden with a block paved patio area leading to a further paved patio area providing a pleasant sitting out and entertaining space and steps leading up to an area laid to lawn, enclosed by a fence panelled and hedgerow boundary. Outside light.

Integral Garage

15'7" x 7'10" (4.76 x 2.41)

Council Tax Band F - Derby

Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
 www.fletcherandcompany.co.uk



Approximate total area⁽¹⁾

1128.67 ft²
 104.86 m²

Reduced headroom

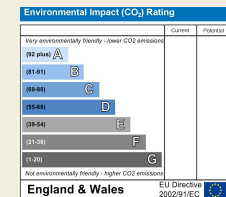
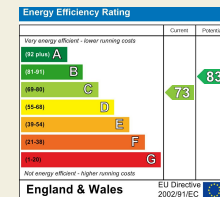
8.05 ft²
 0.75 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher
 & Company