

Fletcher & Company

2 Holmoak Close, Oakwood, Derby, DE21 2UJ

Price Guide £390,000

Freehold



- Quiet Cul-de-Sac Location
- Ideal Family Home
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Conservatory
- Fitted Kitchen
- Principle Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Pleasant Rear Garden
- Driveway & Tandem Garage
- Close to Excellent Amenities





Summary

A superbly positioned, four bedroom, detached residence occupying a very quiet cul-de-sac location in a popular part of Oakwood.

The property is tucked away and features a double width driveway, tandem garage and pleasant enclosed garden with patio, lawn and well-stocked borders.

Internally the property is double glazed and gas central heated and features entrance hall, fitted guest cloakroom, spacious lounge with feature fireplace, separate dining room, conservatory and breakfast kitchen. The first floor landing features a principle bedroom with en-suite shower room, three further bedrooms and a bathroom.

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The Location

Oakwood is a popular residential location with a parade of shops, primary school, leisure centre, woodland walks, a regular bus service in Derby City centre and easy access to a nearby retail park.

Accommodation

Ground Floor

Entrance Hall

8'6" x 5'8" (2.61 x 1.73)

An entrance door provides access to hallway with central heating radiator and staircase to first floor.

Fitted Guest Cloakroom

4'11" x 4'3" (1.50 x 1.30)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath and double glazed window to front.

Lounge

18'0" x 12'0" (5.49 x 3.68)

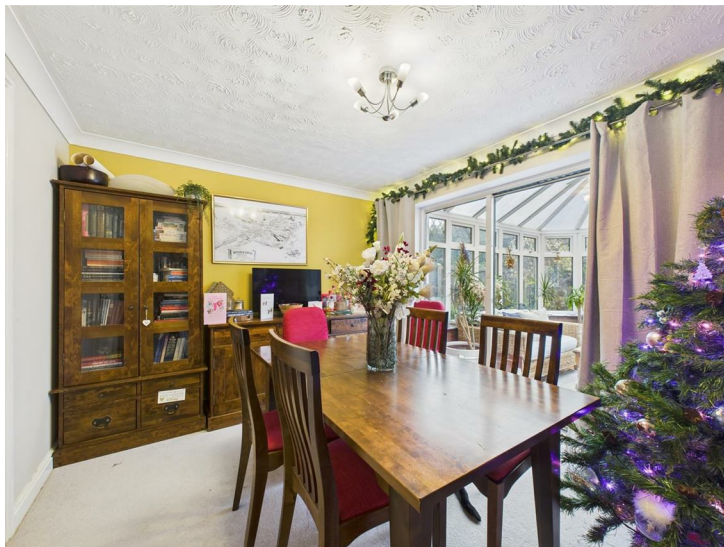
Having a feature fireplace with decorative surround, central heating radiator, decorative coving, double glazed bay window to front and double doors to dining room.



Dining Room

9'4" x 11'10" (2.86 x 3.62)

With central heating radiator, decorative coving and sliding patio door to conservatory.



Conservatory

11'3" x 8'2" (3.44 x 2.50)

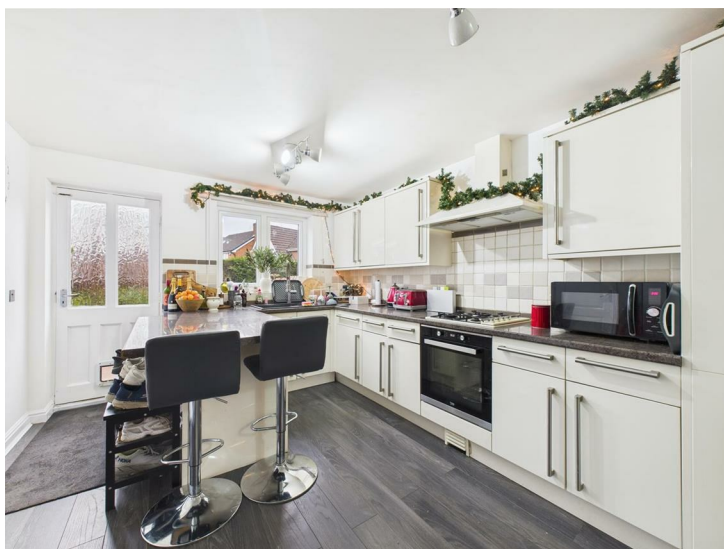
A brick based and double glazed construction with pleasant views over the garden and access through French doors.



Fitted Kitchen

14'4" x 10'2" (4.38 x 3.12)

Featuring granite effect preparation surfaces which extend to breakfast bar, tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, fridge freezer, space for dishwasher, space for washing machine, central heating radiator, understairs storage cupboard, double glazed window to rear and door to garden.



First Floor Landing

9'0" x 5'7" (2.75 x 1.71)

With airing cupboard.

Principle Bedroom

12'0" x 11'8" (3.68 x 3.58)

With central heating radiator, fitted wardrobes and double glazed window to front.



En-Suite Shower Room

9'7" x 5'4" (2.94 x 1.65)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, spacious shower cubicle, chrome towel radiator and double glazed window to front.



Bedroom Two

11'6" x 9'0" (3.53 x 2.75)

Having a central heating radiator and double glazed window to rear.



Bedroom Three

11'5" x 7'2" (3.48 x 2.20)

With central heating radiator and double glazed window to rear.



Bedroom Four

8'7" x 5'10" (2.63 x 1.80)

Having a central heating radiator and double glazed window to rear.



Bathroom

7'0" x 5'6" (2.15 x 1.69)

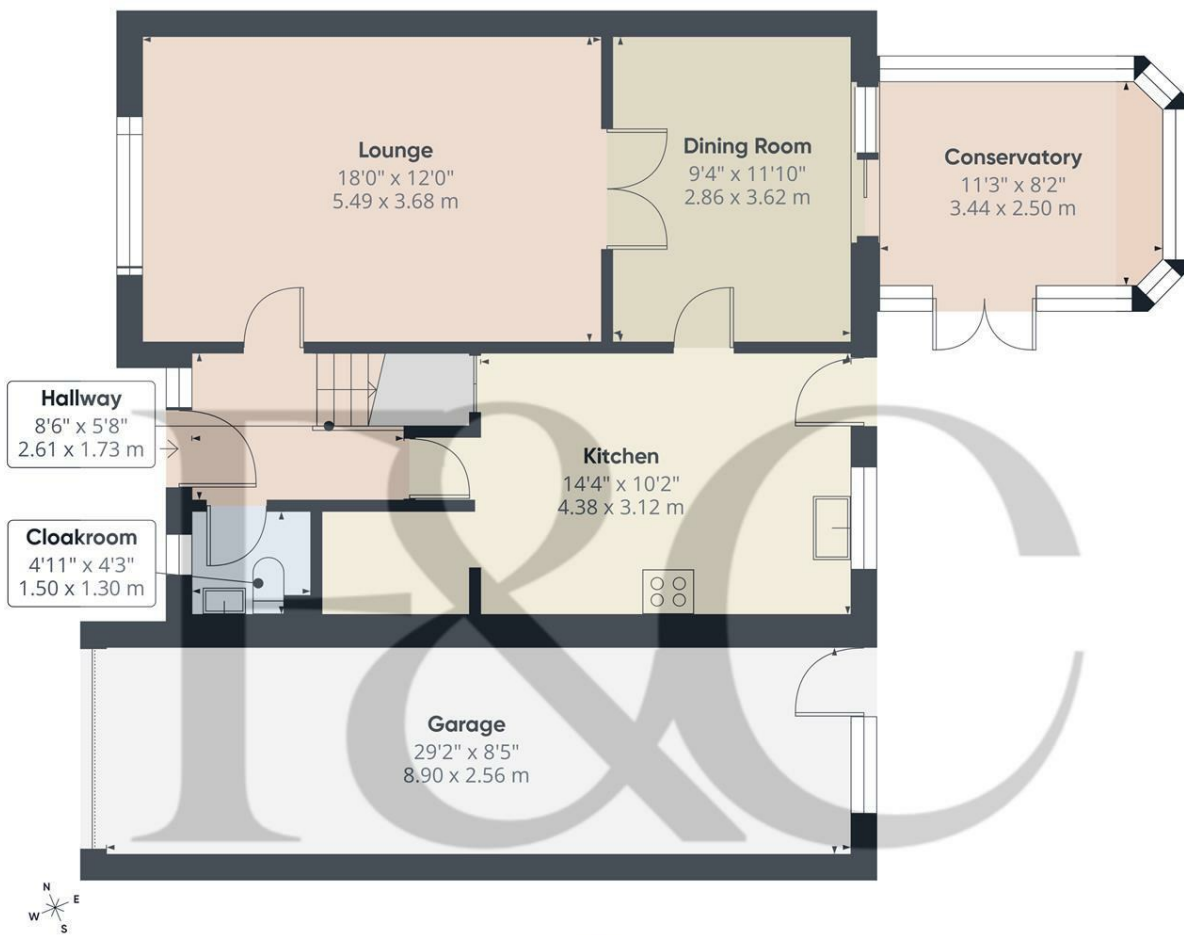
Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, bath with shower over, central heating radiator and double glazed window to side.

Outside

The property is set at the head of a quiet cul-de-sac behind a landscaped fore-garden and driveway which gives access to a tandem garage. To the rear of the property the very pleasant, well-established garden with lawn, patio area, well-stocked herbaceous borders and pleasant open outlook.







Floor 0

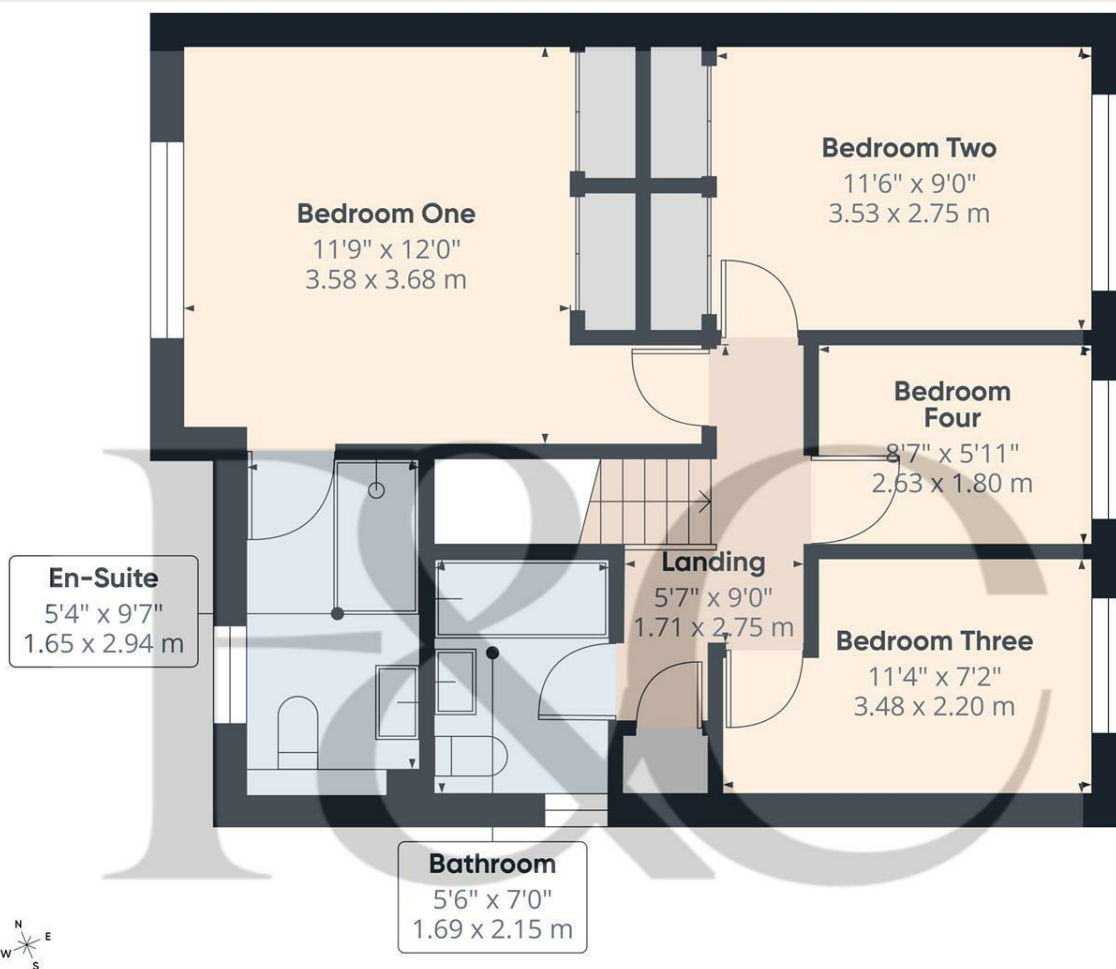
Approximate total area⁽¹⁾

924 ft²
85.9 m²

(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.

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Floor 1

Approximate total area⁽¹⁾

567 ft²
52.5 m²

(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.

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	