

32 Springwood Drive, Oakwood, Derby, DE21 2HE

Offers Over £360,000

Freehold



- Impressive Spacious Private Plot
- Garage & Partially Shared Driveway
- Fabulous Landscaped Rear Garden with Summerhouse (Included in Sale)
- Entrance Hall & Fitted Guest Cloakroom
- Lounge, Dining Room & Conservatory
- Kitchen & Utility
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Highly Desirable Residential Location
- Viewing Essential





Summary

A well-positioned, three bedroom, detached residence occupying a spacious, private plot on Springwood Drive in Oakwood.

The property benefits from a good sized, partially shared driveway, fore-garden and integral single garage. To the rear of the property is the true feature of the sale by way of a partially walled/fenced impressive, private garden. There is a fabulous patio area/dining areas either side of the conservatory, a brick retaining wall incorporating well-stocked borders, an elevated lawn, further slate chipping area and summerhouse, which is included in the sale.

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

Please note: All integrated appliances are included in the sale.

F&C

The Location

Oakwood is a very popular residential location known for its excellent amenities including primary school, easy access to nearby secondary school, shopping parade, leisure centre, pub/restaurants and a regular bus service into Derby City centre. There is also easy access to excellent transport links.

Accommodation

Entrance Hall

17'7" x 6'4" (5.38 x 1.95)

A UPVC double glazed entrance door provides access to hallway with central heating radiator, dado rail and staircase to first floor with understairs storage cupboard.

Fitted Guest Cloakroom

5'4" x 2'9" (1.64 x 0.85)

Appointed with a low flush WC, wash handbasin, central heating radiator and double glazed window to front.

Lounge

14'7" x 12'0" (4.46 x 3.68)

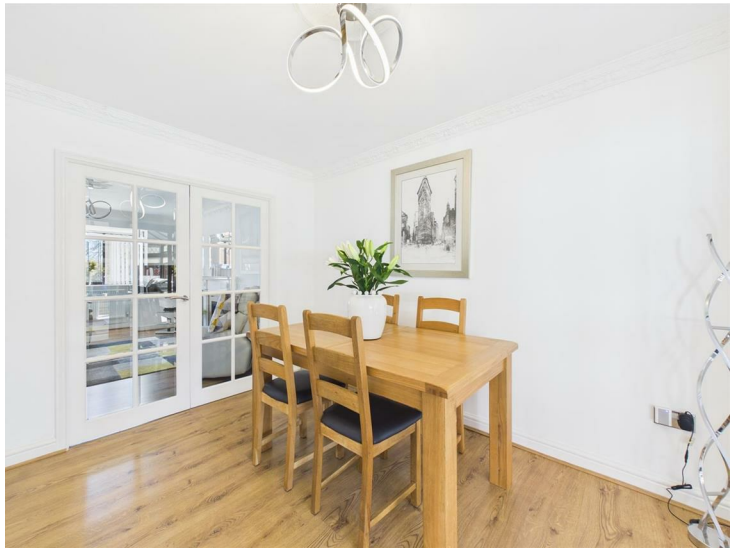
Featuring a fireplace with decorative surround, interior and hearth and living flame gas fire, central heating radiator, decorative coving, double glazed box bay window to front and multi-pane glazed doors to dining room.



Dining Room

10'11" x 8'8" (3.34 x 2.65)

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



Conservatory

15'0" x 10'8" (4.59 x 3.26)

A brick based and UPVC double glazed construction with views over the garden, accessed via French doors, with central heating radiator.



Kitchen

10'8" x 9'9" (3.27 x 2.99)

Comprising granite effect worktop with breakfast bar, tiled surrounds, fitted base cupboards and drawers, complementary wall cupboards and wine storage, appliance space suitable for a five plate gas range cooker (included in the sale) with extractor hood over, integrated fridge, integrated freezer, central heating radiator and double glazed window to rear.



Utility Room

8'6" x 5'2" (2.61 x 1.59)

Comprising granite effect worktop with tiled surrounds, stainless steel sink unit, fitted base cupboards, appliance space suitable for dishwasher and washing machine, wall mounted boiler, integral door to garage and double glazed window to rear.



First Floor Landing

10'0" x 9'8" (3.06 x 2.96)

With feature balustrade, airing cupboard, access to loft space via a loft ladder and double glazed window to side. The loft is partially boarded.

Bedroom One

12'3" x 10'4" (3.75 x 3.15)

Having a central heating radiator, fitted wardrobes, dado rail, recessed ceiling spotlighting and double glazed window to front.



En-Suite

9'0" x 4'6" (2.75 x 1.39)

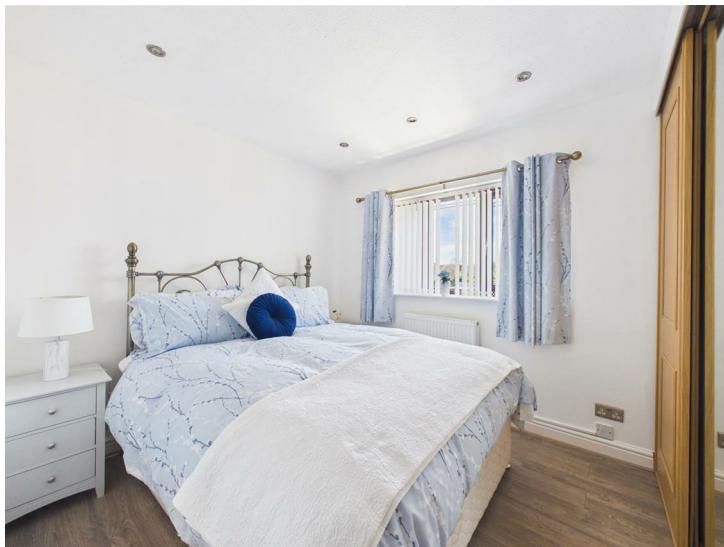
Appointed with a low flush WC, vanity unit with wash handbasin and storage cupboards beneath, shower cubicle, underfloor heating, chrome towel radiator and double glazed window to side.



Bedroom Two

9'1" x 8'9" (2.78 x 2.68)

With central heating radiator, fitted wardrobe, recessed ceiling spotlighting and double glazed window to rear.



Bedroom Three

7'7" x 7'5" (2.32 x 2.27)

Having a central heating radiator, recessed ceiling spotlighting and double glazed window to rear.



Bathroom

8'0" x 6'6" (2.46 x 2.00)

Fully tiled and appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, roll edge claw foot slipper bath with shower attachment, underfloor heating, central heating radiator, airing cupboard and double glazed window to front.



Outside

The property occupies a spacious, enclosed private plot partially walled and fenced. The extensive lawned rear garden comprises landscaped patio/terrace area ideal for outdoor dining and entertaining and well-stocked herbaceous borders. A summerhouse at the foot of the garden and an additional garden shed are included in the sale. There is access down the side leading to the front driveway and also giving access to the single garage and lawned fore-garden.



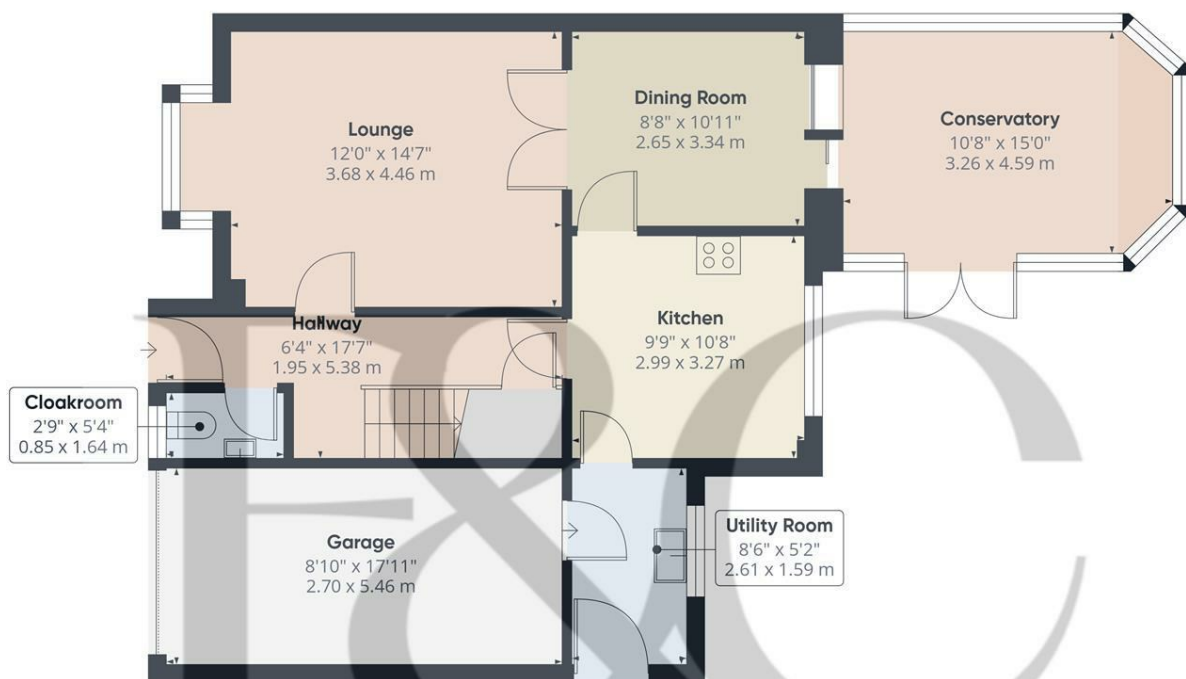
Garage

17'10" x 8'10" (5.46 x 2.70)

Council Tax Band D







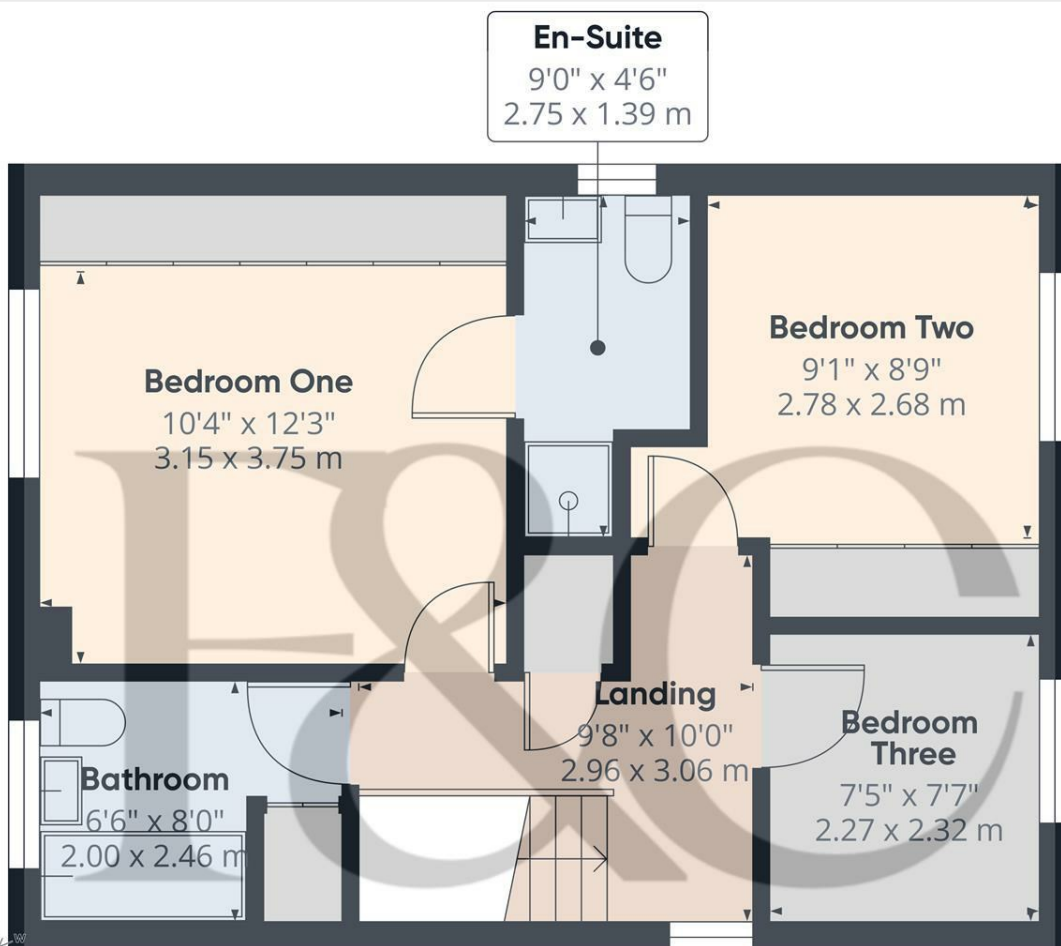
Floor 0

Approximate total area^m
877 ft²
81.5 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.

GIRAFFE360



Floor 1

Approximate total area^m
453 ft²
42 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	

Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

32 Springwood Drive
Oakwood
Derby
DE21 2HE

Council Tax Band: D
Tenure: Freehold

