

# Fletcher & Company

3 Ramblers Drive, Oakwood, Derby, DE21 2XN

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Offers Around £235,000

Freehold

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- Tastefully Presented Throughout
- Good Size Corner Plot
- Double Glazed & Gas Central Heating
- Larger Than Average Garden
- Lounge
- Dining Room with Fitted Kitchen
- Good Size Conservatory
- Three Bedrooms & Well-Appointed Fitted Bathroom
- Driveway
- Close to Excellent Amenities







## Summary

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Good Size Corner Plot - This is a tastefully presented, three bedroom, end townhouse in the popular suburb of Oakwood.

The property is double glazed and gas central heated with hall, lounge, dining room, conservatory and fitted kitchen with integrated appliances. The first floor landing leads to three bedrooms and a fitted bathroom.

The property occupies a good size corner plot with lawned garden to front and larger than average garden to rear with decking and stone terrace. Beyond this is a tandem driveway for car parking.

# F&C

## The Location

Oakwood is a popular residential location with a good range of amenities including a parade of shops, leisure centre, primary school, a regular bus service in to Derby city centre, close to nearby retail park and excellent transport links.

## Accommodation

### Ground Floor

#### Entrance Hall

5'4" x 4'0" (1.65 x 1.24)

A panelled entrance door provides access to hall with central heating radiator and staircase to first floor.





## Lounge

14'9" x 14'6" (4.50 x 4.42)

Having a central heating radiator, understairs study area, decorative coving, double glazed window to front and archway to dining room.





## Dining Room

10'0" x 7'6" (3.05 x 2.31)

Featuring a wood panelled wall, central heating radiator and archway to kitchen.



## Kitchen

9'11" x 6'11" (3.03 x 2.11)

Comprising granite effect worktops, inset stainless steel sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate electric hob with extractor hood over, built-in oven, integrated fridge freezer, washing machine, dishwasher and wine fridge, central heating radiator and sealed unit double glazed window to rear.





### **Conservatory**

14'9" x 7'6" (4.50 x 2.31)

A UPVC and double glazed construction with sliding patio doors to garden.



### **First Floor Landing**

8'5" x 5'1" (2.59 x 1.56)

With airing cupboard.



### Bedroom One

11'4" x 8'6" (3.46 x 2.61)

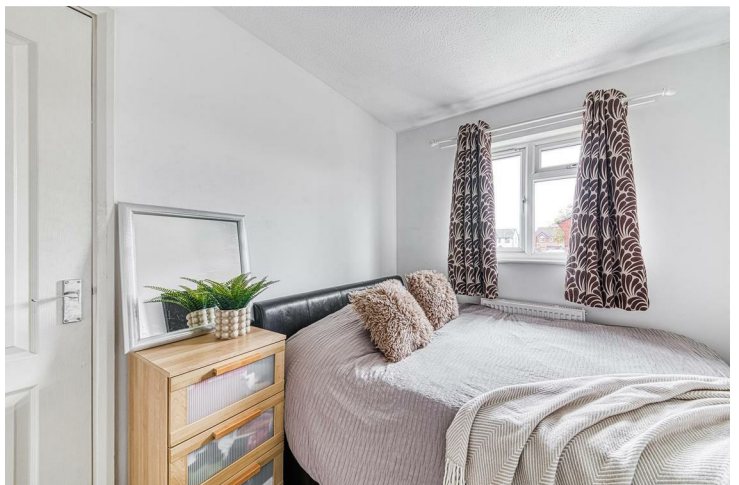
With central heating radiator, storage cupboard and double glazed window to front.



### Bedroom Two

9'2" x 7'7" (2.81 x 2.32)

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





### **Bedroom Three**

7'7" x 6'11" (2.32 x 2.13)

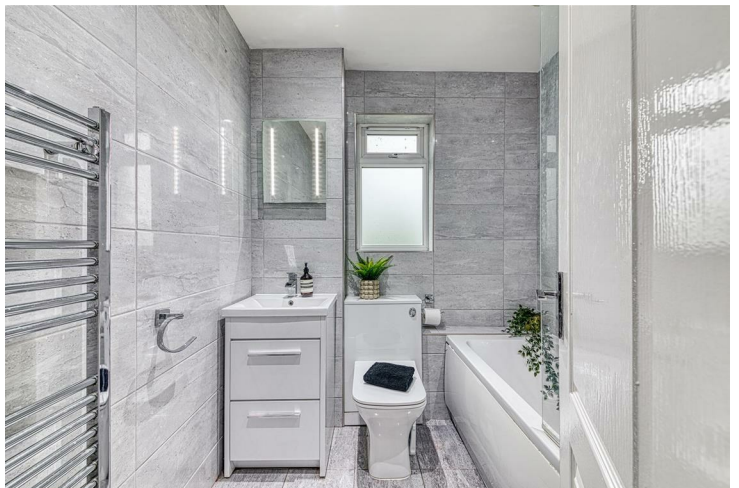
With central heating radiator and double glazed window to rear.



### **Bathroom**

6'5" x 6'0" (1.96 x 1.85)

A well-appointed bathroom, fully tiled and appointed with low flush WC, vanity unit with wash handbasin and drawers beneath, panelled bath with shower over, chrome towel radiator and double glazed window to side.





## Outside

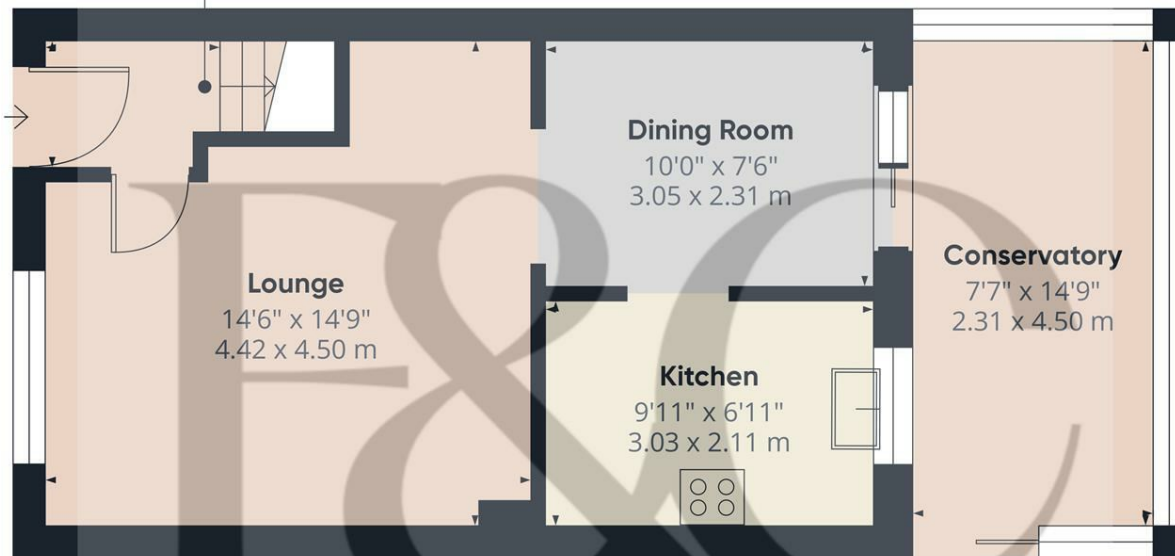
The property occupies a good sized corner plot and to the rear is a larger than average garden comprising lawn, decked area, stone patio and tandem driveway with parking for two vehicles. To the front of the property is a lawn fore-garden.







**Hallway**  
5'5" x 4'0"  
1.65 x 1.24 m



**Approximate total area<sup>®</sup>**  
469 ft<sup>2</sup>  
43.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0

**Bedroom One**  
8'6" x 11'4"  
2.61 x 3.46 m

**Landing**  
5'1" x 8'5"  
1.56 x 2.59 m

**Bedroom Three**  
7'7" x 6'11"  
2.32 x 2.13 m

**Bedroom Two**  
9'2" x 7'7"  
2.81 x 2.32 m

**Bathroom**  
6'5" x 6'0"  
1.96 x 1.85 m

**Approximate total area<sup>®</sup>**  
325 ft<sup>2</sup>  
30.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band: C

Tenure: Freehold

