

31 Saffron Drive, Oakwood, Derby, DE21 2SN

Offers In Excess Of £175,000

Freehold



- No Upper Chain
- Enclosed Garden
- Two Car Parking Spaces
- Electric Heating & Double Glazing
- Entrance Hall with Kitchen off
- Lounge/Dining Room
- Three First Floor Bedrooms & Shower Room
- Convenient Location
- Close to Excellent Amenities
- Viewing Recommended





Summary

A well-presented, surprisingly spacious, three bedroom, midtown house occupying a convenient location in Oakwood.

The property is sold with the benefit of no chain and has electric heating, double glazing with entrance hall, lounge/dining room, kitchen, three first floor bedrooms and a shower room.

There is an enclosed rear garden and a double width driveway with two car parking spaces.

F&C

The Location

The property is a stone's throw from a nearby parade of shops offering an excellent range of amenities and a regular bus service providing easy access into the city centre. The property is close to a leisure centre, primary school and nearby retail park.

Accommodation

Storm Porch

With door to hallway.

Entrance Hall

6'0" x 5'7" (1.83 x 1.72)

With electric heater and staircase to first floor.

Kitchen

8'9" x 6'0" (2.67 x 1.83)

Comprising marble effect worktops, tiled surrounds, inset sink unit, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for freestanding cooker, fridge freezer and double glazed window to front.



Lounge/Dining Room

14'5" x 12'0" (4.40 x 3.66)

With electric heater, understairs storage cupboard and double glazed French doors to garden.



First Floor Landing

11'5" x 5'10" (3.48 x 1.78)

An L-shaped landing with airing cupboard and access to a loft space.

Bedroom One

16'1" x 11'1" (4.91 x 3.40)

Having an electric heater and double glazed windows to both front and rear.



Bedroom Two

11'11" x 5'9" (3.64 x 1.77)

With electric heater and double glazed window to rear.



Bedroom Three

11'10" x 5'8" (3.62 x 1.73)

Having an electric heater and double glazed windows to front.



Shower Room

6'5" x 5'10" (1.98 x 1.78)

Appointed with a low flush WC, vanity unit with wash handbasin and storage cupboards, underfloor heating and shower cubicle.



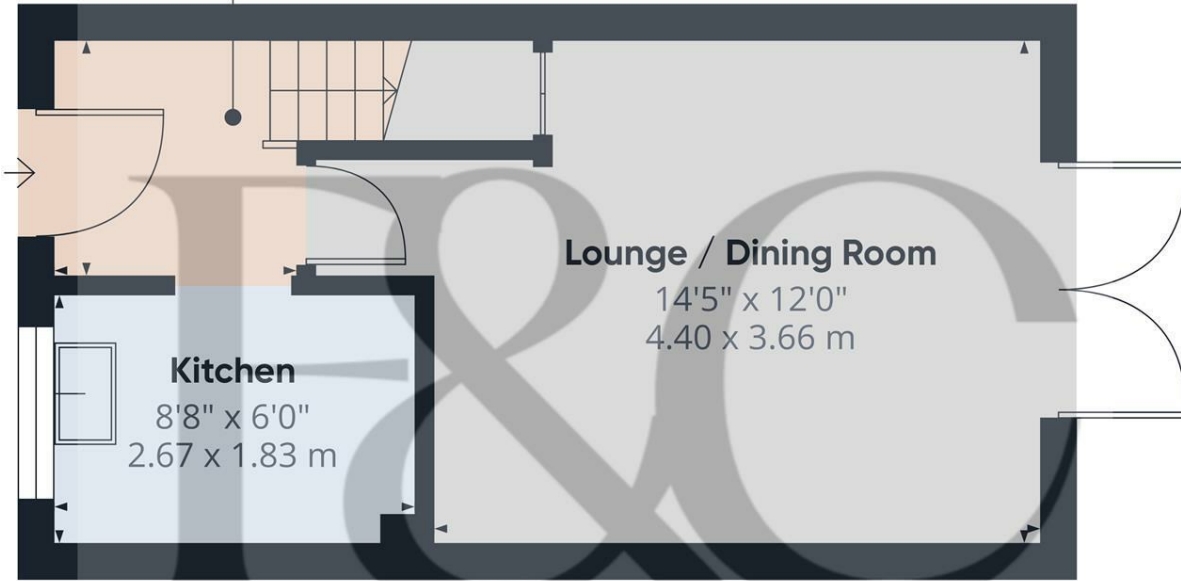
Outside

To the rear of the property is an enclosed lawn garden with pedestrian gate to two car parking spaces.

Council Tax Band A

Entrance Hall

5'11" x 5'7"
1.83 x 1.72 m



Lounge / Dining Room

14'5" x 12'0"
4.40 x 3.66 m

Kitchen

8'8" x 6'0"
2.67 x 1.83 m



Floor 0

Approximate total area^m

278 ft²
25.8 m²

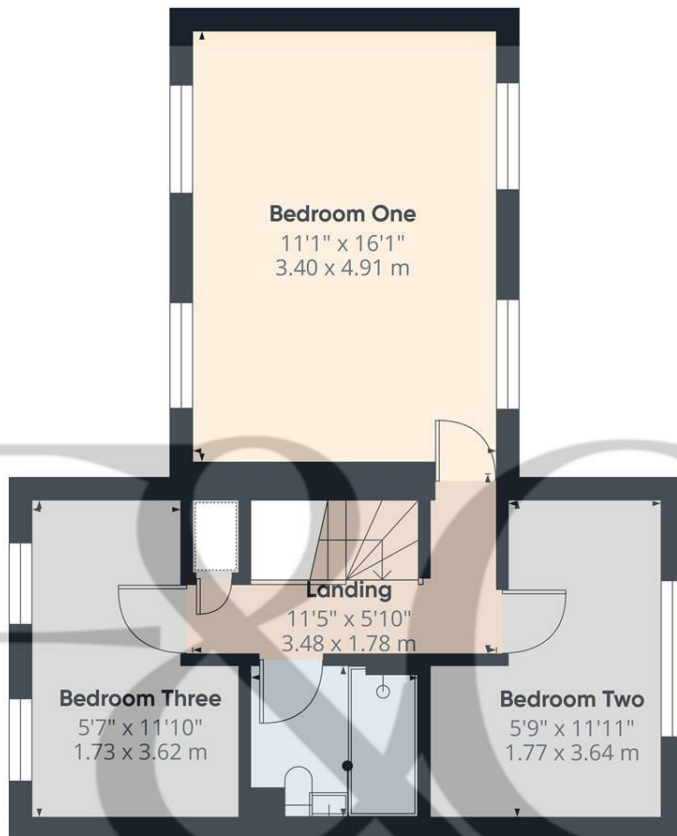
(1) Excluding balconies and terraces

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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Bedroom One

11'1" x 16'1"
3.40 x 4.91 m



Landing

11'5" x 5'10"
3.48 x 1.78 m

Bedroom Three

5'7" x 11'10"
1.73 x 3.62 m

Bedroom Two

5'9" x 11'11"
1.77 x 3.64 m

Shower Room

6'6" x 5'10"
1.98 x 1.78 m



Floor 1

Approximate total area^m

421 ft²
39 m²

(1) Excluding balconies and terraces

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31 Saffron Drive
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Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	