

Fletcher & Company

28 Diamond Drive, Oakwood, Derby, DE21 2JP

Offers Around £320,000

Freehold



- Entrance Hall, Rear Lobby & Guest Cloakroom
- Lounge & Dining Room
- Fitted Kitchen
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Family Bathroom
- Pleasant Private Enclosed Rear Garden
- Driveway & Garage
- Good Range of Amenities & Easy Access to City Centre
- Chain Free
- Cul-de-Sac Location





Summary

This is a well-positioned, three bedroom, detached residence occupying a quiet cul-de-sac location in popular Oakwood.

The property features an entrance hall, rear lobby, guest cloakroom, lounge with bay window, dining room and kitchen. The first floor landing leads to a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom.

To the rear of the property is a very pleasant garden with extensive patio and lawn offering a good degree of privacy. To the front of the property is a lawned fore-garden and tarmac driveway providing parking for two cars and access to an integral single garage.

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The Location

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

Accommodation

Ground Floor

Entrance Hall

4'11" x 4'2" (1.51 x 1.29)

A panelled UPVC double glazed entrance door provides access to hallway with central heating radiator and staircase to first floor.

Lounge

13'8" x 11'5" (4.19 x 3.50)

Featuring a fireplace with decorative surround, hearth and interior with living flame fitted gas fire, two central heating radiators, decorative coving, dado rail, carpeted floor, UPVC double glazed and leaded box bay window to front and door to dining room.



Dining Room

9'4" x 8'9" (2.85 x 2.67)

Having a central heating radiator, wood effect laminated floor, decorative coving and UPVC double glazed and leaded window to rear.



Fitted Kitchen

9'10" x 9'3" (3.01 x 2.83)

Comprising U-shaped wood effect worktops with tiled surrounds, inset one and a half stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for fridge freezer, washing machine and gas cooker with extractor unit over, central heating radiator, door to understairs storage cupboard, UPVC double glazed and leaded window to rear, door to garage and door to rear lobby.



Rear Lobby

3'8" x 3'6" (1.13 x 1.09)

With central heating radiator, panelled and glazed door to garden and door to guest cloakroom.

Guest Cloakroom

5'5" x 3'8" (1.66 x 1.12)

Appointed with a WC, wash handbasin, central heating radiator and UPVC double glazed window to rear. Having a Worcester condensing boiler (fitted 2019).

First Floor Landing

6'2" x 4'11" (1.88 x 1.52)

A semi-galleried landing with airing cupboard and access to loft space.

Principal Bedroom

11'9" x 11'6" (3.60 x 3.52)

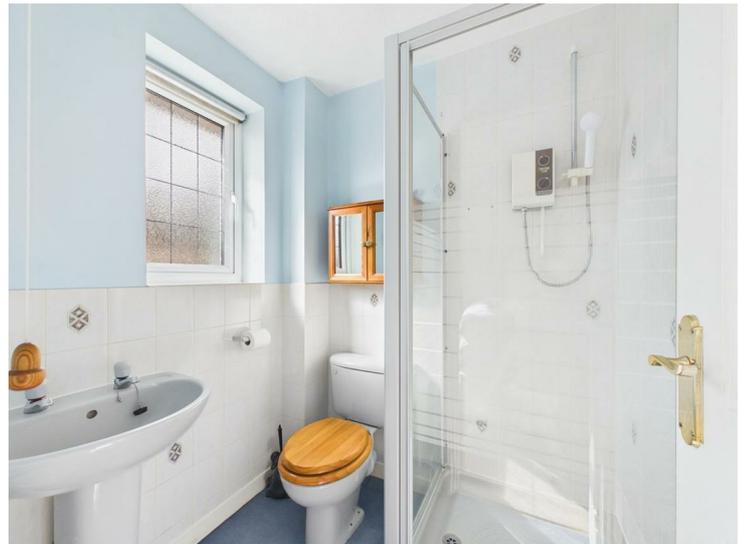
Having a central heating radiator, fitted wardrobe with sliding mirrored doors, UPVC double glazed and leaded window to front and door to en-suite.



En-Suite Shower Room

5'5" x 4'11" (1.66 x 1.52)

Partly tiled and appointed with a WC, pedestal wash handbasin, shower cubicle, central heating radiator and UPVC double glazed and leaded window to front.



Bedroom Two

14'1" x 7'10" (4.31 x 2.39)

With two central heating radiators and UPVC double glazed and leaded windows to front and rear.

Bedroom Three

9'0" x 8'0" (2.76 x 2.44)

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

Bathroom

6'2" x 5'6" (1.88 x 1.70)

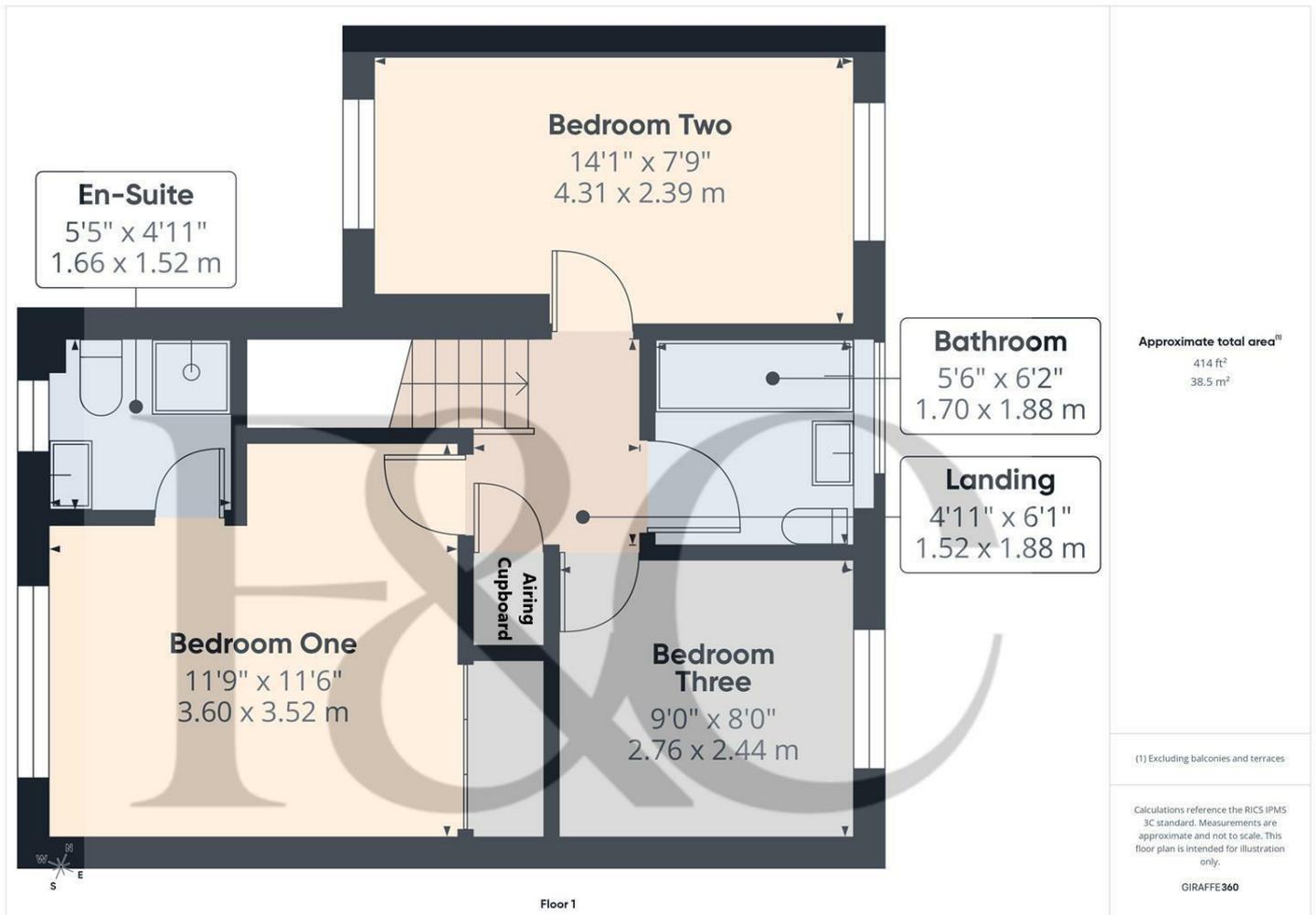
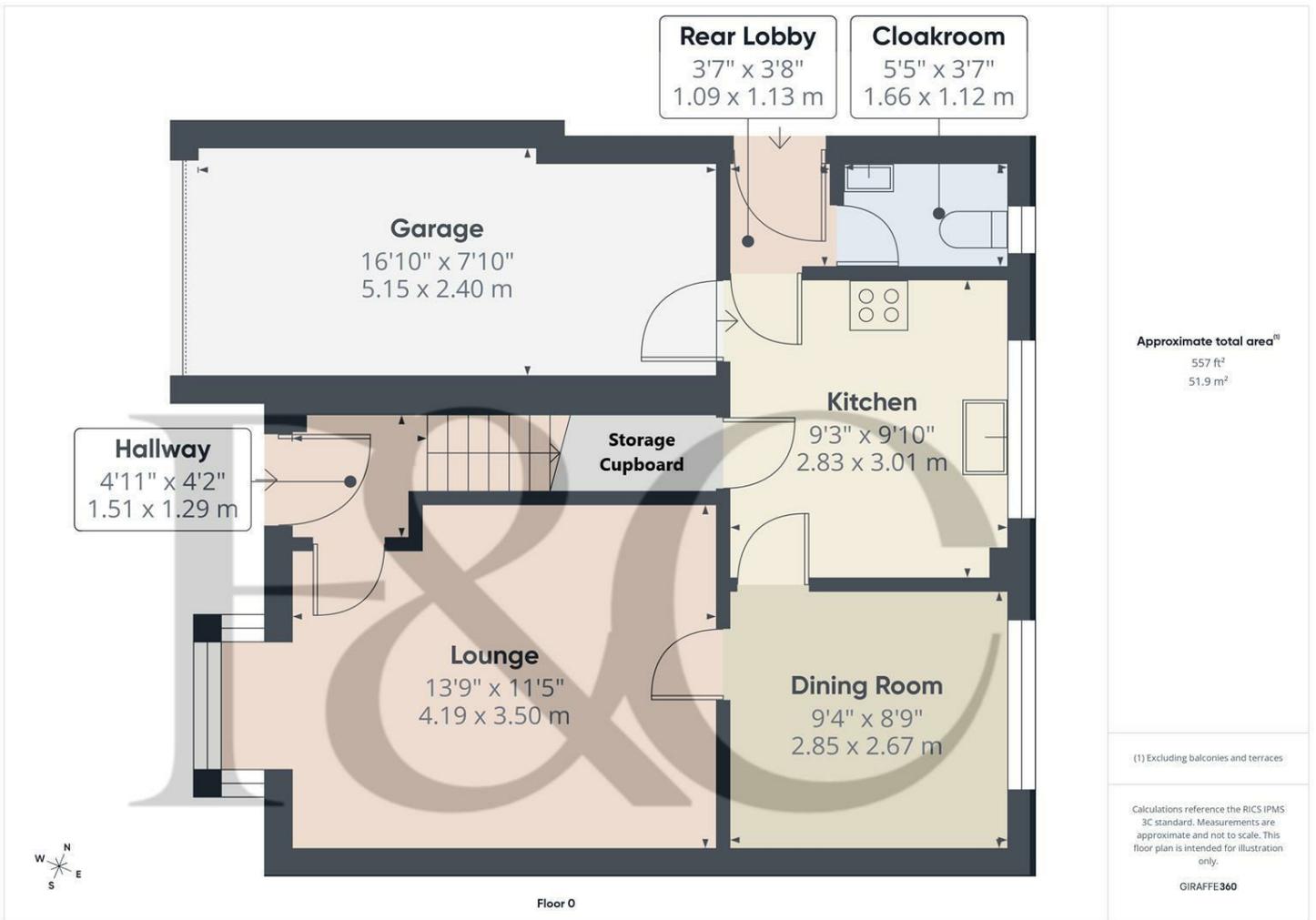
Partly tiled and appointed with a WC, pedestal wash handbasin, panelled bath with shower over, central heating radiator and UPVC double glazed and leaded window to rear.

Outside

To the front of the property is a lawned fore-garden with adjacent pathway and driveway providing off-road parking for two cars and access to an integral garage. To the rear of the property is a very pleasant, private garden with extensive patio area. Steps lead up to a pathway intersecting a well-manicured lawn with herbaceous borders and a further patio area at the top of the garden with a selection of shrubs and trees. The garden is bounded by timber fencing.



Council Tax Band C





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Oakwood
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Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	