



**21 Oaklands Road, Etwell, Derby, DE65 6JD**

**£315,000**

Chain free. This detached three-bedroom house, located in a highly sought-after area, offers a spacious reception room, garden room, ample parking, and significant potential for modernization, making it an ideal canvas for families looking to create their dream home near essential amenities and recreational facilities.



### Summary Description

Chain free. Presenting this detached house for sale, a property that thrives on potential. This home offers an opportunity for those looking to put their mark on a home that's in a highly sought after location. This residence, in need of modernisation, brings an exciting prospect to create your ideal family home.

The property consists of three bedrooms, two of which are spacious doubles and the third a comfortable single. The family bathroom accommodates a three-piece suite.

The heart of this home is the reception room, a combined lounge and diner, which is bow-fronted, offering an abundance of natural light to fill the space. An added feature of a fireplace makes this room a cosy setting during the colder months.

The kitchen, with its convenient access to the driveway, is practical and has potential to become a dynamic, modern space.

Unique features of the property include a garden room, perfect for enjoying the outdoors in comfort. Parking is no issue with a block-paved driveway that can accommodate at least three vehicles and a detached garage equipped with light, power, and an electronically powered door. The property also boasts lawns to the front and rear, providing ample outdoor space for families to enjoy.

Situated near public transport links, schools, local amenities and green spaces, this property offers convenience and a lifestyle full of recreational activities. Whether you enjoy a leisurely walk, a bike ride, or a day at the park, this location has it all.

In conclusion, this property is a canvas ready for transformation, an ideal choice for families eager to create their dream home.

### Entrance Porch

A brick construction porch with front aspect part upvc double glazed main entrance door, front and side aspect upvc double glazed windows, wall light.

### Hallway

Carpeted and neutrally decorated with part obscure glazed timber door from porch, under stairs storage, radiator.

### Lounge/Diner

23'3" x 11'7" (7.1m x 3.55m)



Carpeted and neutrally decorated with front aspect upvc double glazed bow window, Adam style fireplace with living flame gas fire, serving hatch from kitchen, tv and telephone points, two radiators.

### Garden Room

7'8" x 11'4" (2.34m x 3.47m)



A timber framed extension creates this space, with door to garden, side and rear aspect windows.

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### Kitchen

11'1" x 10'5" (3.38m x 3.18m)



Having ceramic tile effect cushion flooring and neutral decor with rear aspect upvc double glazed window, side aspect part obscure glazed upvc door to driveway, fitted wall and floor units to wood finish with stone effect roll edge worktops, tiled splashbacks, inset composite sink with drainer, vegetable preparation and mixer tap, space for oven, under counter space and plumbing for appliances, wall mounted Potterton gas boiler, serving hatch to lounge/diner.

### Guest Cloakroom/WC

Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, wc, wash hand basin with chrome hot and cold taps.

### Stairs/Landing

Carpeted and neutrally decorated with front aspect upvc double glazed window, decorative metal balustrade, storage cupboard, airing cupboard with hot water cylinder, access to attic room via fitted metal ladders.

### Bedroom One

12'1" x 11'8" (3.7m x 3.56m)



With front aspect upvc double glazed window and radiator.

### Bedroom Two

10'9" x 11'7" (3.3m x 3.54m)



With rear aspect upvc double glazed window and radiator.



### Bedroom Three

6'4" x 10'4" (1.94m x 3.17m)



With rear aspect upvc double glazed window.

### Bathroom



Having two side aspect obscure upvc double glazed windows, a blue suite comprising wc, wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, tiled splashbacks, radiator.

### Attic Room

8'5" x 21'1" (2.59m x 6.43m)



Accessed via fitted metal ladders from the landing you will find this incredibly useful space. The room is currently split into two individual rooms each having the benefit of light and power.

### OUTSIDE

#### Frontage and Driveway

Car parking is provided by an attractive block paved driveway which then extends to the garage with a concrete laid driveway, providing parking for at least three vehicles. There is also a lawn and some herbaceous planting.

#### Garage

A single, brick built detached garage with electronically powered metal up and over door, light, power, rear aspect wooden framed window.

#### Rear Garden

To the rear is an enclosed garden which is landscaped to provide a paved patio and lawn. Wooden potting shed.

#### Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £2099.6 a year (£174.97 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: No broadband connection

Parking: Garage, Driveway, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: Instructed

For additional material information, please see the link:  
<https://moverly.com/sale/FSQotT2VGqXQHc5jr92BgV/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

### Buying to Let?

Guide achievable rent price: £1100pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

### Location / what3words

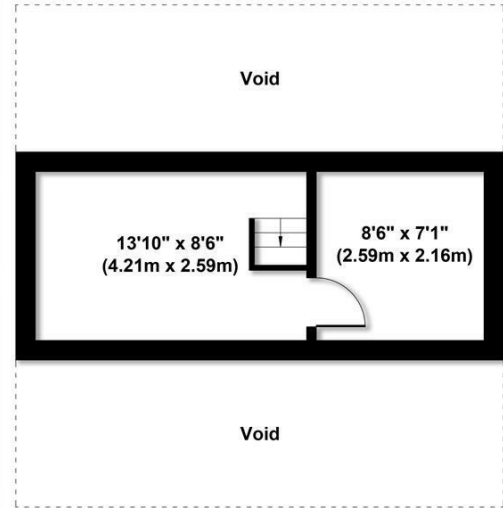
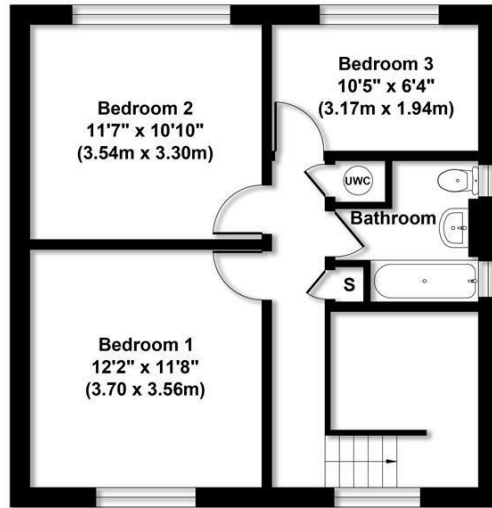
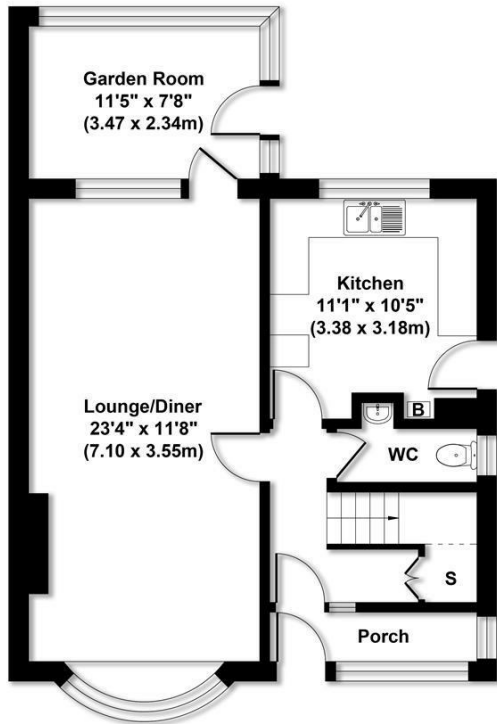
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# 21 Oaklands Road

Approximate Gross Internal Area  
1356 sq ft - 126 sq m



Not to Scale. Produced by The Plan Portal 2025  
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SCOFFIELD  
STONE  
ESTATE AGENTS



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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