



**GADSBY**  
**NICHOLS**

66 Alport Heights Drive, Oakwood, Derby, DE21 2AE

£299,950

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A STYLISH, MODERN, SPACIOUS FOUR-BEDROOMED SEMI-DETACHED residence, enjoying a popular residential location on the fringe of Oakwood, with the additional benefit of a cul-de-sac setting fronting a private drive onto a small area of open space. Requiring internal inspection, the well-appointed interior has the benefit of gas central heating and double glazing, and briefly comprises: -

GROUND FLOOR, canopy entrance porch, entrance hall, cloaks/WC, rear lounge, and modern dining kitchen with integrated appliances. FIRST FLOOR, landing, three bedrooms, and modern bathroom. SECOND FLOOR, landing, main bedroom with dressing area and modern ensuite shower room. OUTSIDE, foregarden, deep driveway affording tandem car standing, and rear garden. EPC B, Council Tax Band C.

## 66 Alport Heights Drive, Oakwood, Derby, DE21 2AE

### THE PROPERTY

Constructed in recent years, and having the benefit of the remainder NHBC certification available, is this stylish three-storey semi-detached, designed for 'modern contemporary living', with early internal inspection highly recommended to be fully appreciated. The well-proportioned interior comprises; canopy entrance porch, entrance hall, cloaks/WC, lounge, dining kitchen, three bedrooms, bathroom, main bedroom with dressing area and ensuite shower room, foregarden, driveway parking, and rear garden.

### LOCATION



The property enjoys a pleasant cul-de-sac position on the fringe of the popular suburb of Oakwood, within easy access of a range of amenities and the city centre. The property fronts a private driveway onto a small area of open space, with mature hedge and trees. Ease of access is also afforded to open countryside for picturesque walks, and to the A52 for commuting further afield.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed northeast on the Old Mansfield Road towards Breadsall Hilltop and Oakwood, and on reaching Breadsall Hilltop continue straight across at the traffic island rather than turning right onto Bishops Drive, then after approximately 0.5-miles turn right into Alport Heights Drive.

What 3 Words /// cycle.counts.later

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13523

### ACCOMMODATION

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### CANOPY ENTRANCE PORCH

Having front entrance door opening to the: -

#### ENTRANCE HALL

Having central heating radiator, and stairs to the first floor with understairs store.

### CLOAKS/WC



Having white suite comprising; low-level WC, and pedestal wash hand basin, together with central heating radiator, and UPVC double glazed window.

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### REAR LOUNGE

5.03m x 3.07m (16'6" x 10'1")



Having UPVC double glazed double French doors to the rear garden, further UPVC double glazed window, and central heating radiator.

### DINING KITCHEN

4.65m x 2.92m (15'3" x 9'7")



Having a range of stylish grey fitments comprising; one double wall unit, three single wall units, four single base units, set of drawers, and further single wall unit housing an Ideal gas-fired combination boiler providing domestic hot water and central heating, together with range of integrated appliances to include; stainless steel gas hob with stainless steel splashback, stainless steel canopy over incorporating extractor hood and light, electric oven, fridge, freezer, dishwasher, and washing machine, with one-and-a-half bowl stainless steel sink unit with single drainer, ample work surface areas with splashbacks, UPVC double glazed windows to the front and side, central heating radiator, and four ceiling downlighters.



### FIRST FLOOR

#### LANDING

Having stairs to the second floor.

#### REAR BEDROOM TWO

4.09m x 2.92m (13'5" x 9'7")



Having UPVC double glazed windows to the side and rear, and central heating radiator.



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### FRONT BEDROOM THREE

3.66m x 2.92m (12'0" x 9'7")



Having central heating radiator, UPVC double glazed window to the side, and UPVC double glazed window to the front enjoying far-reaching elevated views.

### BEDROOM FOUR

3.10m x 2.03m (10'2" x 6'8")



Having UPVC double glazed window to the rear, and central heating radiator.

### FAMILY BATHROOM

2.03m x 1.68m (6'8" x 5'6")



Having modern white suite comprising; low-level WC, pedestal wash hand basin, and panelled bath

with shower mixer taps, together with part-tiled walls, heated chrome towel rail, UPVC double glazed window, and extractor fan.

### SECOND FLOOR

#### LANDING

Providing access to the main bedroom suite.

#### BEDROOM ONE

6.27m to eaves x 5.00m max, 2.90m min (20'7" to eaves x 16'5" max, 9'6" min)



Measurements are '20'7" to eaves x 16'5" maximum, 9'6" minimum/6.27m to eaves x 5.00m maximum, 2.90m minimum'.

Having UPVC double glazed dormer window to the front, Velux double glazed rooflight to the rear, two central heating radiators, and useful eaves storage.

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### DRESSING AREA

Accessed off the bedroom.

### ENSUITE SHOWER ROOM

2.03m x 1.98m (6'8" x 6'6")



Having white suite comprising; low-level WC, corner shower cubicle with shower unit, and pedestal wash hand basin, together with part-tiled walls, Velux double glazed rooflight, and central heating radiator.

### OUTSIDE

#### FOREGARDEN

Having driveway affording ample tandem car standing spaces. There is potential for garage space, subject to requirements, and obtaining the usual planning and building regulation approvals.

#### REAR GARDEN



Enclosed by fencing for privacy, having full-width paved patio, and lawn.

#### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

#### SERVICES

PLEASE NOTE, the agents have not tested any of the services, and no warranties are given or implied.

#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to

verify all Clients, at the start of any matter, before accepting instructions to market their property.

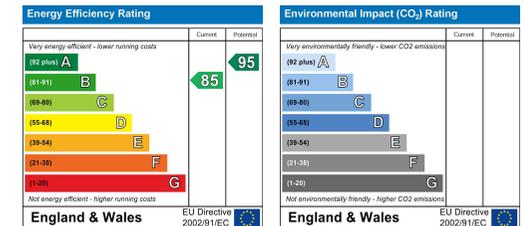
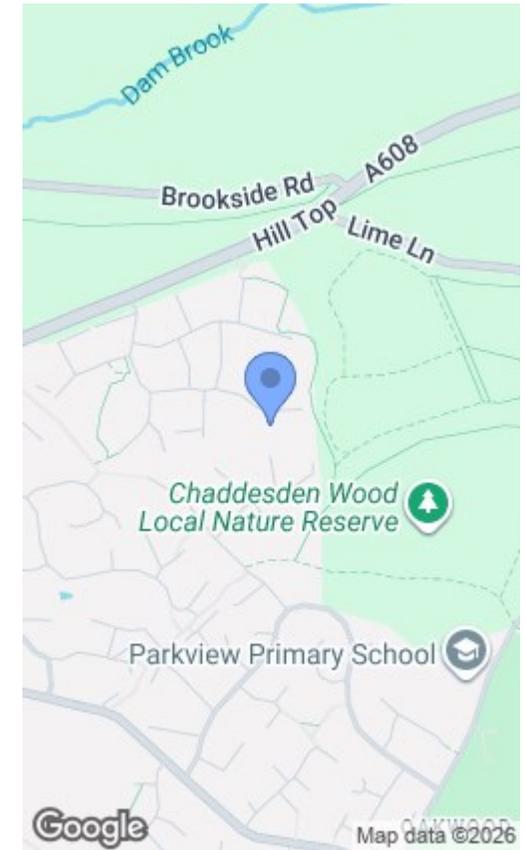
We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13523**



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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