



**GADSBY
NICHOLS**

2 Hare Edge Drive, Oakwood, Derby, DE21 2AF
£299,000



A STYLISH, MODERN, SPACIOUS FOUR-BEDROOMED SEMI-DETACHED residence, enjoying a popular residential location on the fringe of Oakwood, with the additional benefit of enjoying elevated and far-reaching views to the front. Requiring internal inspection, the well-appointed contemporary 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 car standing, detached single garage, and rear garden. EPC B, Council Tax Band C.

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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, detached single garage, and rear garden.

LOCATION



The property enjoys an elevated position with countryside views over the front from the upper floors, and is situated on the fringe of the popular suburb of Oakwood, within easy access of a range of amenities and the city centre. 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, and left into Hare Edge Drive to find the property on the righthand side.

What 3 Words /// broad.sweep.radio

VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13511

ACCOMMODATION

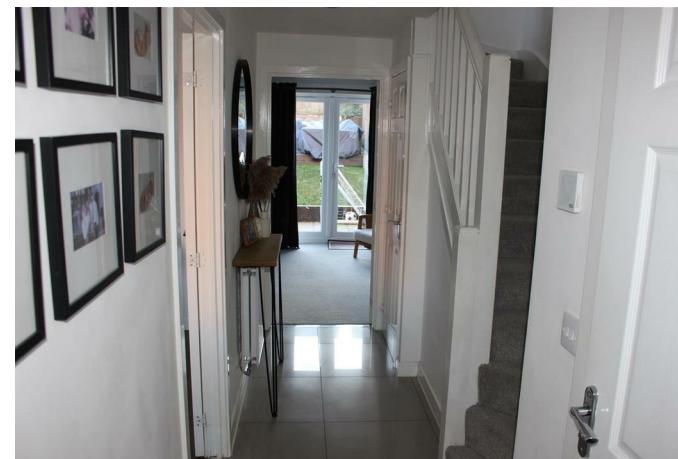
Having the benefit of gas central heating and double glazing, the detailed accommodation comprises: -

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

5.05m x 3.12m (16'7" x 10'3")



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 2.95m (15'3" x 9'8")



Having modern white fitments comprising; five single base units, drawers, one double wall unit, three single wall units, and further single wall unit housing a wall-mounted gas-fired combination boiler providing domestic hot water and central heating, together with integrated stainless steel gas hob with

stainless steel splashback and stainless steel canopy over incorporating extractor hood and light, integrated stainless steel oven, integrated fridge, integrated freezer, integrated dishwasher, UPVC double glazed windows to the front and side, central heating radiator, one-and-a-half bowl single-drainer sink unit, ample work surface areas, and four ceiling downlighters.



FIRST FLOOR

LANDING

Having stairs to the second floor.

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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.

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.

REAR BEDROOM FOUR

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



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

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.

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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 Velux double glazed rooflight to the rear, central heating radiator, UPVC double glazed window to the front enjoying delightful far-reaching views towards Alport Heights, eaves storage, and two central heating radiators.

DRESSING AREA



Providing UPVC double glazed window, and central heating radiator.

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 lawn and borders, and driveway affording ample tandem car standing spaces, and leading to the: -

DETACHED SINGLE GARAGE

Of brick construction, with up-and-over door to the front, access door to the side, and electric power and light.

REAR GARDEN



Enclosed for privacy, having, patio, lawn, and flower and shrub borders.

ADDITIONAL INFORMATION

TENURE

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

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: -

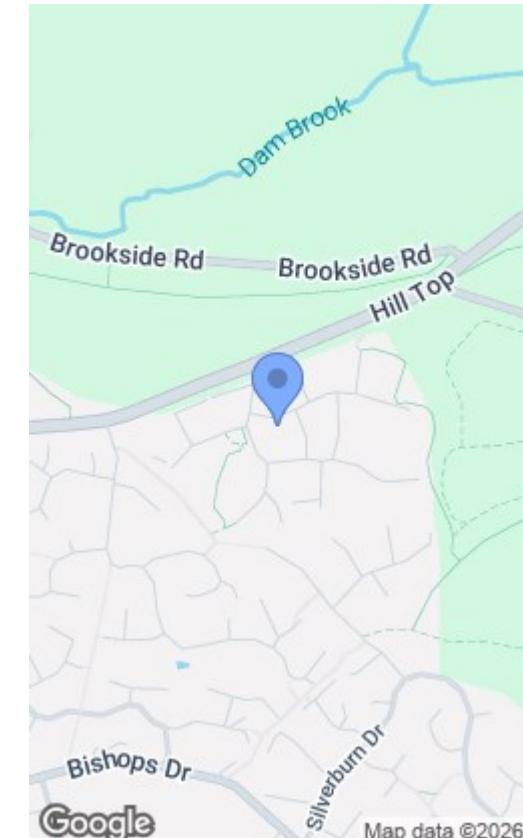
a) Proof of Identity – we will also need to verify this

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: R13511



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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, distances 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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