

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 21 Speedwell Close Oakwood, Derby, DE21 2XR



**An excellent opportunity to purchase a four bedroom detached property in a popular location within Oakwood. Viewing highly recommended. NO UPWARD CHAIN**

- No upward chain • Cloakroom • Kitchen • Open plan living/dining area • Bathroom • Master bedroom with en-suite • Three further bedrooms • Single garage • Popular cul de sac location • Viewing highly recommended •

**Price £284,500**



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## GENERAL INFORMATION

Occupying a pleasant and sought after location within the highly favoured locality known as Oakwood. This attractive modern detached residence with the benefit of gas central heating and double glazing. An ideal family home.

A recommended internal inspection will reveal entrance hall, cloakroom, kitchen and open plan living dining area. To the first floor is; master bedroom with en-suite, with three further bedrooms and family bathroom.

To the rear is a paved seating area which gives way to a raised lawned area with herbaceous and flowering borders.

## LOCATION

The property's location is on the outskirts of Derby city centre and offers easy access into town, either by car or through a nearby regular bus service. The property is also within easy reach of an excellent range of amenities in Oakwood, including a selection of shops and schooling and leisure centre. The Meteor Retail Park is also close by as well as pleasant walks in the surrounding open countryside. Further leisure facilities include golfing at Morley Hayes, Horsley Lodge and Breadsall Priory.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

Wooden door providing access to:

### **ENTRANCE HALL**

With radiator, staircase to first floor and doors off.

### **CLOAKROOM 1.91m x 0.89m (6'3" x 2'11")**

Comprising pedestal wash hand basin with hot and cold taps over, tiled splash-back, low level w.c., decorative dado railing, upvc double glazed opaque window to side and radiator.

### **KITCHEN 3.91m x 3.59m into cupboard (12'10" x 11'9" into cupboard)**

Having rolled edge preparation surfaces with inset 1½ sink and drainer unit with mixer tap, tiled splash-backs, fitted with a range of cupboards and drawers under, appliance space and plumbing for washing machine, integrated Zanussi electric oven and grill with separate inset four ring gas hob over with extractor hood over, complementary wall mounted cupboards over. Breakfast bar sitting area, Worcester Bosch boiler, radiator, wooden doors providing access to useful understairs storage cupboard, rear elevation and further door to:

### **OPEN PLAN LIVING DINING ROOM**

Comprising:

### **DINING AREA 3.14m x 2.99m (10'4" x 9'10")**

Coved cornice, radiator and sliding doors providing access to rear garden.

### **LIVING AREA 4.40m excluding bay x 3.49m (14'5" excluding bay x 11'5")**

Feature marble fireplace with electric fire, radiator, upvc double glazed bay window to front.



## ON THE FIRST FLOOR

### HALF-LANDING

Upvc double glazed window to side.

### LANDING

With trap-door, airing cupboard with shelving and housing the water tank and doors off.

### MASTER BEDROOM 3.43m into wardrobes x 3.34m (11'3" into wardrobes x 10'11")

Built in wardrobes, upvc double glazed window to front, radiator, TV point, door to:

### EN-SUITE SHOWER ROOM 2.76m x 0.98m max (9'1" x 3'3" max)

White suite comprising, pedestal wash hand basin with hot and cold taps over, tiled splash-backs, low level w.c., single cubicle with mains shower over, upvc double glazed window to side, electric shaver point, extractor fan, wall mounted mirrored cabinet.

### BEDROOM TWO 2.95m x 2.94m into wardrobes (9'8" x 9'8" into wardrobes)

Built in wardrobes, upvc double glazed window to rear, radiator.

### BEDROOM THREE 3.80m x 2.37m (12'6" x 7'9")

Upvc double glazed window to front and radiator.

### BEDROOM FOUR 2.71m x 2.19m (8'11" x 7'2")

Upvc double glazed window to rear and radiator.

### BATHROOM 1.92m x 1.88m (6'4" x 6'2")

Having a white suite comprising, pedestal wash hand

basin with hot and cold taps over, tiled splash-backs, low level w.c., bath with mixer tap and electric shower over and hand-held shower attachment, radiator, electric shaving point, decorative dado railing, upvc double glazed opaque window to rear and extractor fan.

### OUTSIDE & GARDENS

There is a foregarden with adjacent driveway leading to:

### **GARAGE 5.14m x 2.61m (16'10" x 8'7")**

Having power and lighting, gas and electric meter cabinets and circuit board, upvc door to side.

To the rear is a paved seating area which gives way to a raised lawned area with herbaceous and flowering borders.

### **COUNCIL TAX BAND & SCHOOLS**

Derby City Council - Band D.

Information provided from Derby City Council website: Cavendish Close Primary & Lees Brook Secondary School catchments

### DIRECTIONAL NOTE

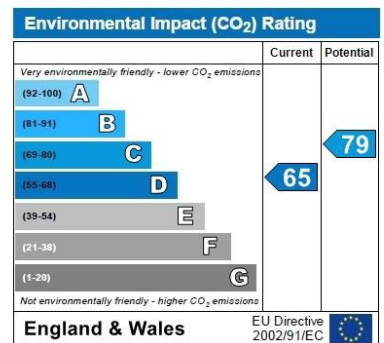
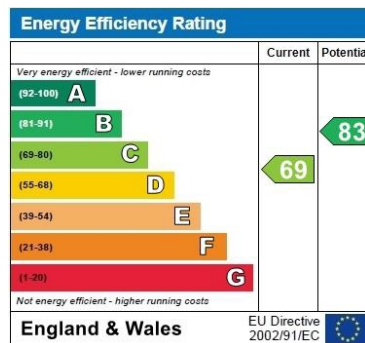
Leaving Derby along Sir Frank Whittle Road (A61). At the roundabout turn left into Mansfield Road (A608). Proceed up the hill and out towards open countryside, passing the Windmill Public House on the left hand side, eventually, take your right hand turning into Lime Lane and proceed for a short while through open countryside. At the crossroads (King's



Corner Public House), turn right onto Morley Road, shortly thereafter take your right hand turning into Smalley Drive, and then take the right hand turning into Harvest Way, and then right again into Speedwell Close, following the road round to the right, where the property will be located on the left hand side identified by our 'for sale' board.

### VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (JS/TS).



### CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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 39 Dale Road, Matlock, Derbyshire DE4 3LT  
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