

HoldenCopley

PREPARE TO BE MOVED

Kirkstead Close, Oakwood, Derbyshire DE21 2HN

£425,000 - £450,000

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SUBSTANTIAL DETACHED HOME...

Nestled within a sought after location, we proudly present this stunning five-bedroom detached house, a true embodiment of luxurious living. This meticulously crafted residence offers an abundance of space throughout, exuding a sense of elegance and comfort. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the grandeur that awaits. The ground floor seamlessly connects a spacious living room that gracefully flows into the dining room, creating an open and airy atmosphere perfect for both relaxed evenings and lively gatherings. The modern fitted kitchen stands as the heart of this home, boasting sleek countertops and state-of-the-art appliances that cater to culinary enthusiasts. A convenient W/C is also located on this floor. Ascending to the first floor, you'll discover four generously sized bedrooms with the fifth bedroom currently serving as a home office, ideal for working from home. The three-piece bathroom suite exudes sophistication and serves as a haven for relaxation. The second bedroom opens up to a charming balcony, which overlooks stunning views. An en-suite bathroom completes this bedroom, offering both privacy and convenience. The crown jewel of this residence lies on the second floor — the master bedroom. A sanctuary of indulgence, this bedroom boasts ample space and is complemented by an en-suite bathroom. Beyond the walls, the beauty continues with a driveway and a garage, providing ample parking for multiple vehicles. The private enclosed decorative garden is a lush retreat that offers a harmonious blend of greenery and tranquillity. Perfect for outdoor entertaining or unwinding after a long day, this space will surely become your personal haven. Situated in the popular location of Oakwood, offering great access to sought after schools, local amenities and excellent transport links to Derby town centre and surrounding areas.





- Detached House
- Five Great-Sized Bedrooms
- Spacious Living & Dining Room
- Modern Fitted Kitchen
- Stylish Bathroom Suite & Two En-Suites
- Balcony
- Decorative Private Enclosed Garden
- Driveway & Garage
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'0" x 6'7" (1.23m x 2.01m)

The entrance hall has carpeted flooring, an in-built storage cupboard, a radiator, a dado rail, coving to the ceiling and a single door providing access into the accommodation

Living Room

15'8" x 15'0" (4.78m x 4.59m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator, wall-mounted light fixtures, a dado rail, coving to the ceiling and a UPVC double glazed window to the front elevation

Dining Room

7'10" x 11'3" (2.39m x 3.44m)

The dining room has carpeted flooring, a radiator, a dado rail, coving to the ceiling and a UPVC double French doors providing access to the rear garden

Kitchen

14'3" x 9'5" (4.36m x 2.89m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, an integrated gas hob, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a dining table, tiled splashback, wood-effect flooring, recessed spotlights and a UPVC double glazed window to the rear elevation

Hall

10'3" x 6'3" (3.13m x 1.91m)

The hall has wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, coving to the ceiling and a single door providing access to the rear garden

W/C

3'1" x 4'9" (0.94m x 1.46m)

This space has a low-level flush W/C, a wall-mounted wash basin, tiled splashback, a radiator, wood-effect flooring and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built storage cupboard, a radiator, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom Two

14'4" x 13'6" (4.38m x 4.13m)

The second bedroom has carpeted flooring, a TV point, an in-built storage cupboard, a radiator and two single UPVC doors providing access to the balcony

Balcony

The balcony has artificial grass and offers beautiful views

En-Suite

4'6" x 8'0" (1.38m x 2.45m)

The en-suite has a low-level flush W/C, a pedestal wash basin, a fitted shower enclosure, a radiator, partially tiled walls and a UPVC double glazed window to the side elevation

Bedroom Three

11'2" x 12'9" (3.41m x 3.89m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Four

11'3" x 12'11" (3.45m x 3.94m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Five/Study

9'5" x 7'2" (2.88m x 2.19m)

The fifth bedroom has carpeted flooring, a radiator, a UPVC double glazed window to the rear elevation and can also be utilised as a study

Bathroom

9'4" x 6'11" (2.86m x 2.13m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Landing

The landing has carpeted flooring, two in-built storage cupboards, a UPVC double glazed window to the side elevation and provides access to the second floor accommodation

Cupboard

4'5" x 5'8" (1.35m x 1.75m)

The cupboard has lighting and provides ample storage space

Bedroom One

15'10" x 18'10" max (4.83m x 5.76m max)

The main bedroom has carpeted flooring, a wide range of fitted wardrobes, storage cupboards and a vanity unit, access to the en-suite, a loft hatch, a radiator and two UPVC double glazed windows to the front elevation

En-Suite

12'9" x 7'10" (3.89m x 2.40m)

The en-suite has a low-level flush W/C, a pedestal wash basin, a feature bath, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, recessed spotlights and a Velux window

OUTSIDE

Front

To the front of the property is a well-maintained lawn, a range of plants and shrubs, a large block paved driveway with access to the garage providing ample off-road parking and gated access to the rear garden

Garage

The garage has lighting, power points and an up-and-over door providing access

Rear

To the rear of the property is a decorative private enclosed garden with a stone paved patio area, a well-maintained lawn, a stone chipped seating area, a range of plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

Council Tax Band Rating - Derby City - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

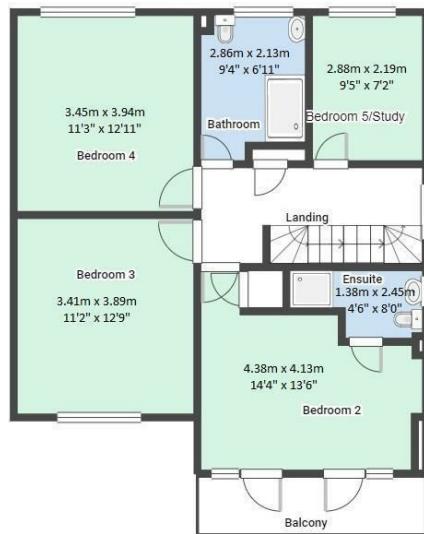
Property Tenure is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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