



## 17 Hartcliffe Close, Oakwood, Derby, DE21 2AN

**£299,950**



Situated at the end of a cul de sac in this popular residential location, is this well presented three bedroom detached house which benefits from gas central heating and double glazing.



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## DIRECTIONS

Leave Derby city centre along Mansfield Road in the direction of Oakwood. Proceed straight over at the traffic lights and proceed onto Hilltop. A short distance along turn right onto the new development along Alport Heights Drive and turn right onto Hartcliffe Close. Turn left again continuing to the bottom of the road where the property is situated on the left hand side.

The current vendor has spent considerable time and effort in the presentation of this spacious family home which in brief comprises an entrance hall with cloakroom, lounge and large dining kitchen with integrated appliances, space for dining table and access to the rear garden. To the first floor are three good sized bedrooms, the master bedroom with en-suite shower room and there is a family bathroom with shower over the bath.

Outside the property benefits from a generous garden to the rear which has been laid for ease of maintenance with a number of raised flower beds. To the front elevation there is a driveway leading to a single garage with up and over door, power and light.

The property is situated within a new development, on the edge of Oakwood and is within easy reach of the vibrant city centre of Derby with its wealth of bars, restaurants and

the Derbion shopping centre. The residence is perfectly positioned for ease of access to Heanor, Ilkeston and Nottingham, which are all within commuting distance and there are two golf clubs within a 10 minute drive.

The property is well located for ease of access to the A38, A50 which gives great commuter access leading to the M1 motorway network.

This property would ideally suit a first time buyer or family purchaser looking for a well presented home, in an undivided position, at the end of the road. Viewing highly recommended.

## ACCOMMODATION

Entering the property through double glazed front door into:

### ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, double radiator, double glazed window to the side elevation and useful under stairs storage cupboard.

### CLOAKROOM

With low level WC, wash hand basin and radiator.

### LOUNGE

12'11" x 12'2" (3.94m x 3.71m)

With double glazed window to the front elevation and radiator.



## DINING KITCHEN

19' x 9'3" (5.79m x 2.82m)

This room is the focal point of the property and must be seen to be fully appreciated. To the far side of the room is the kitchen area with a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, electric hob and extractor over. The kitchen has a stainless steel sink unit beneath a double glazed window overlooking the rear elevation and there is an integrated dishwasher, integrated fridge and integrated freezer.

The room has an area set aside for dining room furniture, double radiator and double glazed doors leading to the rear garden.

## UTILITY ROOM

7'7" x 5'4" (2.31m x 1.63m)

This useful space has a range of complementary work surface/preparation

areas, wall cupboard, base cupboards as well as appliance space. There is a double glazed door leading to the side elevation wall mounted boiler, in a cupboard, providing domestic hot water and central heating.

## TO THE FIRST FLOOR

### LANDING

With access to loft and useful storage cupboard.

### BEDROOM ONE

12'11" x 10'8" (3.94m x 3.25m)

With double glazed window, wardrobes with mirrored front and radiator.

### EN-SUITE SHOWER ROOM

With low level WC, wash hand basin, shower cubicle and frosted double glazed window.

### BEDROOM TWO

9'6" x 9'6" (2.90m x 2.90m)

With double glazed window and radiator.



### BEDROOM THREE

9'6" x 8'2" (2.90m x 2.49m)

With two double glazed windows and radiator.

### FAMILY BATHROOM

9'6" x 5'6" (2.90m x 1.68m)

With low level WC, pedestal wash hand basin, bath with shower over the bath and frosted double glazed window.

### OUTSIDE

The property benefits from being at the end of the road and has an enclosed garden to the rear which has been laid for ease of maintenance with well stocked raised flower beds. (Garden sheds can be included in the sale via separate negotiation)

To the front of the property there is a driveway leading to:

### SINGLE GARAGE

10' x 19'3" (3.05m x 5.87m)

With up and over door, power and light.

### PLEASE NOTE

Prospective purchasers should note that land to the far side of the property, which is not owned by the vendor, has been affected in the past by Japanese knotweed and is currently subject to a recognised treatment programme. This programme has been properly administered and information relating to it can be obtained from the offices of Boxall Brown and Jones prior to viewing if required



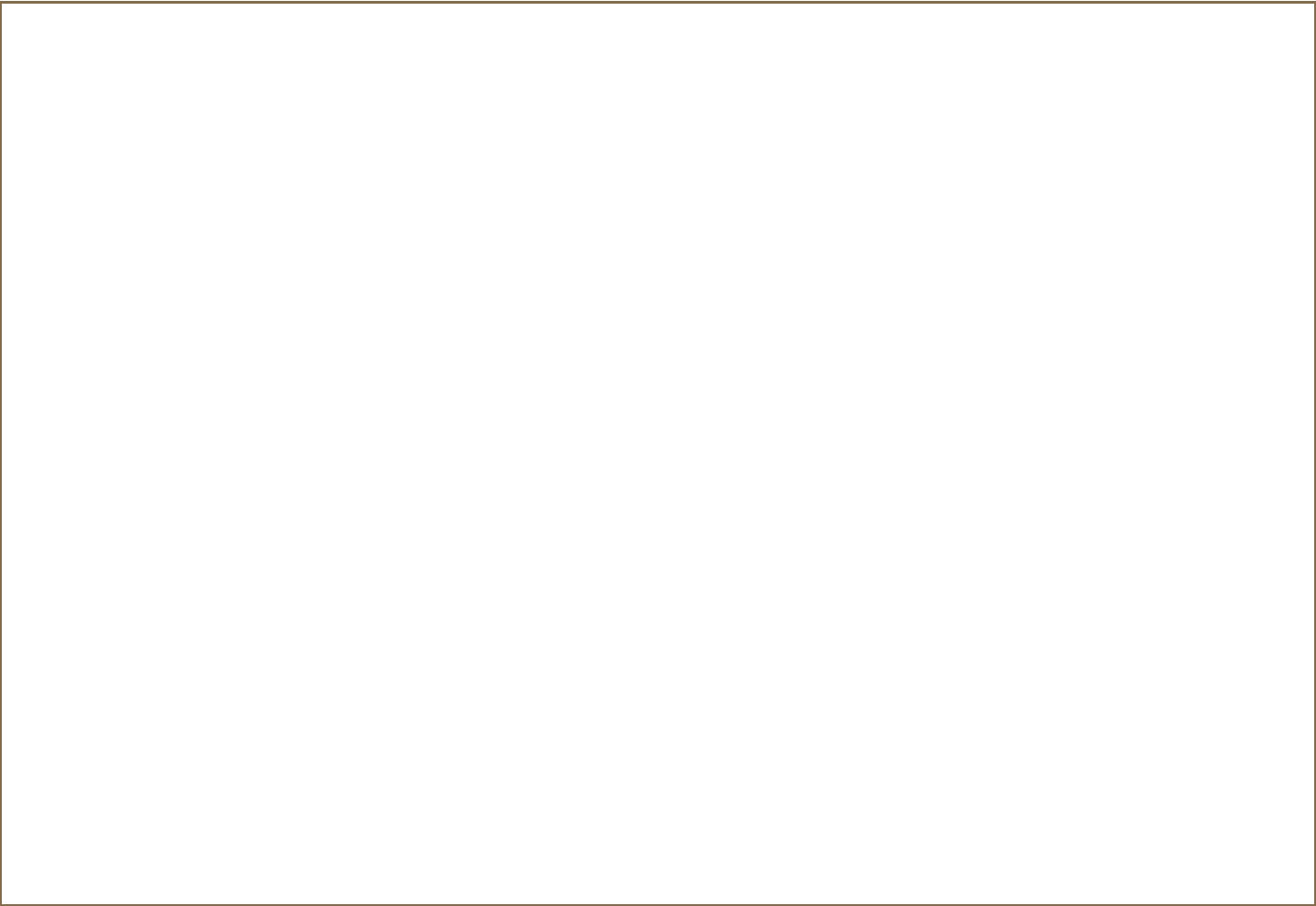




## Road Map



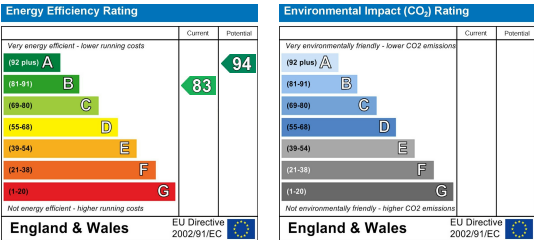
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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