Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

49 Saffron Drive, Oakwood, Derby, DE21 2SW

£189,950

2 1 1 E

A stylishly presented and greatly improved two double bedroom modern townhouse featuring a re-designed ground floor to provide a large open plan living dining kitchen and garage with parking. The property would ideally suit a first time buyer and attractively offered for sale with no chain.

49 Saffron Drive, Oakwood, Derby, DE21 2SW

£189,950

The neutrally decorated and UPVC double glazed accommodation comprises, entrance hallway with coat and shoe storage space, also with stairs leading to the first floor, the remaining ground floor accommodation has been re-configured into a superb open plan living dining kitchen with majority integrated appliances, ample space for living and dining furniture and with French doors leading into the garden. To the first floor a landing leads into two double bedrooms, the second having a built-in airing cupboard housing a hot water cylinder, finally a smartly appointed bathroom with shower over bath.

Externally, there is an enclosed rear garden with patio, surrounded by timber fencing offering a pleasant space for landscaping. A gate leads into a residents parking area with garage and parking area to the front.

The property is well placed for ease of access to the many useful amenities and facilities found at the Bishops Drive shopping area including grocery store café, public house and Leisure centre. Ease of access can be sought to the city centre just a few miles away as well as the A38 and A52 for onward travel.

An ideal first time buy.

ACCOMMODATION

GROUND FLOOR

Entering the property beneath a covered storm porch.

HALLWAY

Main UPVC double glazed front door and window, quality vinyl flooring, cupboard housing upgraded fusebox, stairs to first floor, electric heater, open plan access into:

OPEN PLAN LIVING DINING KITCHEN

27'10" x 11'9" narrowing to 5'9" (8.48m x 3.58m narrowing to 1.75m)

With quality vinyl flooring throughout, ample space for dining and lounge furniture, media connections, UPVC double glazed French doors lead to the garden, understairs store cupboard.

The kitchen is well appointed with a decent range of wall, base and pantry units with integrated bins and deep pan drawers, matching cupboard and drawer fronts, laminate work surfaces, stainless steel sink and drainer, integrated dishwasher and washer dryer, electric oven, ceramic hob and extractor fan, UPVC double glazed window to the front elevation with Venetian blinds.

FIRST FLOOR

LANDING

With independent access into all first floor rooms.

BEDROOM ONE

11'9" x 10'8" (3.58m x 3.25m)

A spacious double bedroom positioned to the rear of the house having a UPVC double glazed window with Venetian blinds, ample space for all furniture, electric heater.

BEDROOM TWO

11'9" x 10'1" (3.58m x 3.07m)

A second spacious double bedroom currently being used as a home office having a front facing UPVC double glazed window with Venetian blinds and with a pleasant aspect, built-in cupboard providing storage and housing the hot water cylinder, electric heater.

BATHROOM

6'5" x 5'6" (1.96m x 1.68m)

Smartly appointed with a panelled bath with shower over, folding screen door, tiled walls, a wash basin and WC are neatly fitted into a vanity unit, electric chrome towel heater.

GARAGE

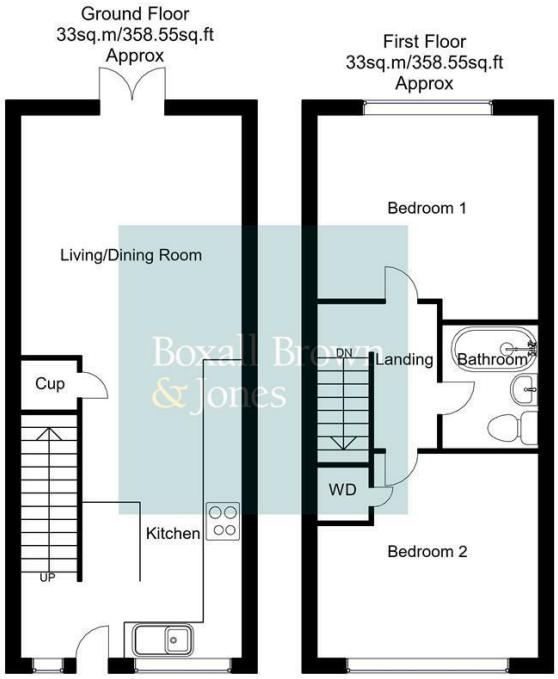
16'9" x 8'3" (5.11m x 2.51m)

A brick built garage, positioned at the end of a row of three with up and over door.

Car parking to front of garage.

Road Map

Floor Plan

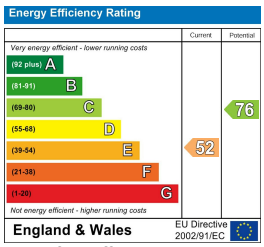


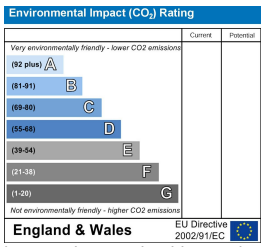
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.
Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk