



10 Longstock Close, Oakwood, Derby, DE21 2RT

£269,950



Enjoying an end of cul-de-sac position with a generous frontage, garage and private rear garden, this is a pleasant three bedroom detached property attractively offered for sale with immediate vacant possession and no chain.



10 Longstock Close, Oakwood, Derby, DE21 2RT

£269,950



The neutrally decorated interior incorporates both UPVC double glazing and gas central heating briefly comprising, entrance hallway with deep under stairs store cupboard, cloakroom WC, lounge with stairs leading to the first floor and access into the wide rear conservatory, dining kitchen also with access into the conservatory.

To the first floor a landing provides access into three wealth proportioned bedrooms to having built-in cupboards and finally a white three-piece bathroom suite.

Externally, the property has a generous frontage providing ample off-road parking leading to a brick built detached garage and gated rear access. The side and rear gardens provide a high degree of privacy enclosed by timber fencing with a large side patio and lawn to the rear.

Oakwood is a popular residential suburb having an impressive range of local shopping amenities, leisure centre and numerous open green spaces. Derby city centre is a short distance away also connected by a frequent public transport service.

A brilliant property offered for sale with immediate vacant possession and no upward chain.

ACCOMMODATION

GROUND FLOOR

Entering the property through a UPVC double glazed front door into a formal hallway area with coat hanging space, deep under stairs store cupboard, radiator.

CLOAKROOM WC

4'3" x 4'1" (1.30m x 1.24m)

With low level WC and wash hand basin, UPVC double glaze window, radiator, wall mounted combination boiler providing domestic hot water and gas central heating.

LOUNGE

14'6" x 11'9" (4.42m x 3.58m)

Spacious room having a fireplace with an insect electric fire, media connections, front facing UPVC double glazed window, sliding UPVC double glazed doors into the conservatory, Stanley to the first floor, radiator.

DINING KITCHEN

14'5" x 10'5" (4.39m x 3.18m)

A generous space with ample room for a dining table and chairs, vinyl flooring throughout, UPVC glaze sliding doors give access into the conservatory, front facing UPVC double glaze window.

The kitchen is appointed with a range of fitted wall and base units with matching cupboard and drawer front, laminate work surfaces and tiled walls, ceramic one and a half sink and drainer, integrated electric oven, gas hob and extractor fan, space for a washing machine, dishwasher and fridge freezer, radiator.

CONSERVATORY

22'6" x 9'6" (6.86m x 2.90m)

Spanning the full width of the rear of the house, this is a large conservatory of brick base construction with UPVC glazed windows, French doors and a pitched glazed roof, laminate floor covering.

FIRST FLOOR

LANDING

With independent access to all first floor rooms and loft.

BEDROOM ONE

10'5" x 8'9" (3.18m x 2.67m)

A generous double bedroom having a rear

facing UPVC double glazed window, built-in cupboard and store, radiator.

BEDROOM TWO

11'5" x 8' (3.48m x 2.44m)

A second generous double bedroom also having a rear facing UPVC double glazed window, built-in cupboard, radiator.

BEDROOM THREE

8'8" x 6'3" (2.64m x 1.91m)

A generous third bedroom having a front facing UPVC double glazed window, radiator.

BATHROOM

7'8" x 5'7" (2.34m x 1.70m)

Appointed with a white three-piece suite comprising a panelled bath with an electric shower over and tiled walls, wash hand basin and low-level WC, UPVC double glazed window, radiator.

GARAGE

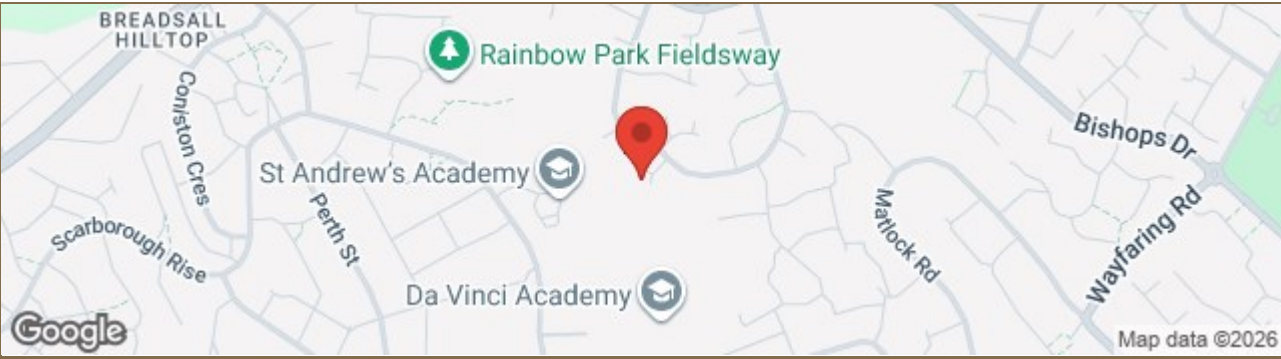
Partitioned to create a traditional garage area to the front and an office style area to the rear. With main up and over front door, side door and window, power and light.



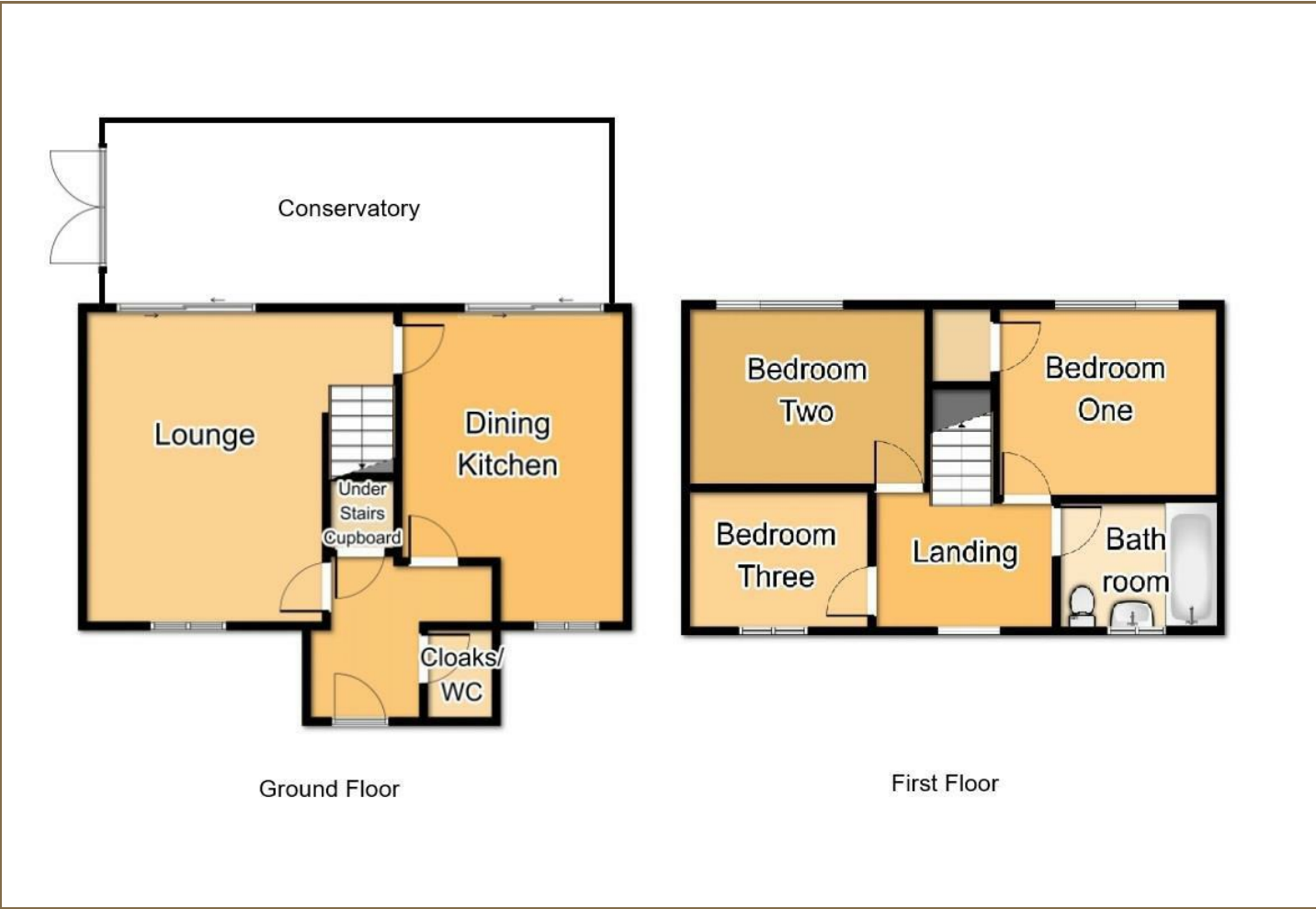




Road Map



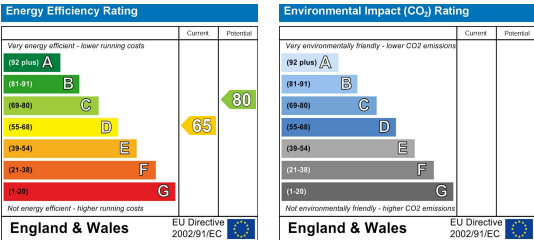
Floor Plan



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



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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk