Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



21 Sovereign Way, Oakwood, Derby, DE21 2XU

£1,500 Per Month

3 2 1

A quality three bedroom, two bathroom detached family home presented in excellent order throughout enjoying a pleasant cul-de-sac position with a private rear garden.







The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway with stairs leading to the first floor, cloakroom WC, dining room, spacious living room with sliding patio doors, a modern fitted kitchen with integrated oven, microwave, fridge, freezer and washing machine.

To the first floor a pleasant landing leads to three well-proportioned bedrooms, two with built-in wardrobes, the main with ensuite, and finally the main family bathroom with shower over bath.

Externally, there is a driveway providing off-road parking leading to the integral garage. To the rear is a pleasant enclosed garden with two patios, lawn and with an open aspect.

The property is located towards the Lime Lane area of Oakwood, close to a popular public house and with ease of access to Oakwood's many useful shopping amenities and facilities, along with the city centre.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
Entering the property beneath a covered storm porch through a composite and glazed front door into a formal hallway area with laminate floor covering, stairs to the first floor, inset ceiling downlighters.

CLOAKROOM WC
Appointed with a low-level WC, wash hand basin sat on a vanity unit, UPVC double glazed window, chrome towel radiator.

DINING ROOM
9'7" x 8'1" (2.92m x 2.46m)
With ample space for dining furniture, having a front facing UPVC double glazed window with Venetian blinds and curtains, radiator.

LIVING ROOM
16'1" x 9'6" (4.90m x 2.90m)
A spacious reception room having UPVC double glazed sliding patio doors to the rear with curtains, media connections, radiator.

KITCHEN
12'3" x 8'3" (3.73m x 2.51m)
Beautifully fitted with a modern range of wall and base units with matching cupboard and drawer fronts with integrated handles, wood effect laminate work surfaces, tiled splashback, inset stainless steel sink and drainer, electric oven, microwave, induction hob with extractor fan over, integrated fridge, freezer and washing machine, laminate floor covering, UPVC double glazed window and door to the rear, inset ceiling down lights, radiator.

FIRST FLOOR

LANDING
An attractive semi-galleried landing with side UPVC double glazed window, built-in cupboard housing the combination boiler, radiator.

BEDROOM ONE
11' x 9'10" (3.35m x 3.00m)
A spacious double bedroom having a rear facing UPVC double glazed window with Venetian blinds, built in wardrobes, radiator, door into:

EN-SUITE
5'10" x 5'6" (1.78m x 1.68m)
Smartly appointed with a corner shower, cubicle with sliding screen doors, mains overhead chrome shower and additional shower head, wash hand basin and low-level WC, tiled floor, UPVC double glazed window, extractor fan, inset ceiling down lights, radiator.

BEDROOM TWO
11' x 8'5" (3.35m x 2.57m)
A second generous bedroom, having a front facing UPVC double glazed window, also with Venetian blinds and curtains, built in wardrobes, radiator.

BEDROOM THREE
10'3" x 6'4" (3.12m x 1.93m)
A generous third bedroom, having a front facing UPVC double glazed window with Venetian blinds, radiator.

BATHROOM
7' x 5'6" (2.13m x 1.68m)
Appointed with a white three-piece suite comprising a panelled bath with a mains overhead shower and additional shower head, shower screen, wash hand basin sat on a vanity unit, low-level WC, vinyl flooring, UPVC double glazed window, extractor fan, illuminated mirror, chrome towel radiator.

PLEASE NOTE
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

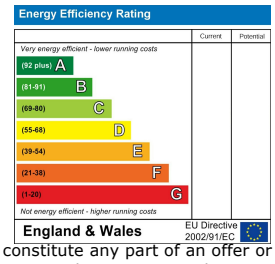
(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

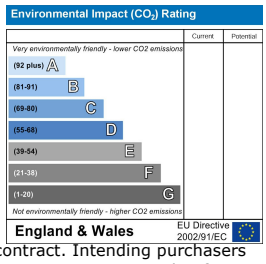
Area Map



Floor Plans

Energy Efficiency Graph





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