



## 89 Smalley Drive, Oakwood, Derby, DE21 2SQ

Offers In The Region Of £220,000

A beautifully presented and much improved two double bedroom semi-detached property benefitting from increased living area, solar panels and a luxurious fitted kitchen.



# 89 Smalley Drive, Oakwood, Derby, DE21 2SQ

Offers In The Region Of £220,000



## DIRECTIONS

From Morley Road turn into Smalley Drive, pass the small parade of local shops and shortly after the property will be found on the left just after the junction with Hucklow Court.

The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway, luxurious modern fitted kitchen, spacious lounge with sliding patio doors and additional versatile reception room. To the first floor there are two double bedrooms and a smartly appointed bathroom suite with shower over bath.

Externally there is a front driveway, paved pathway and planted garden. The south facing rear garden enjoys a good level of privacy and is neatly landscaped with a patio, artificial turf and planted borders. There is also a substantial timber shed.

Oakwood is a highly popular Derby suburb close to the city centre and with an excellent range of local amenities and facilities including grocery stores, convenience stores, cafe, post office, parks and leisure centre.

An excellent first time buy with the added benefit of reduced running costs through the owner solar panels.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entering the property through a composite door with glazed window into an attractive formal hallway with oak wooden flooring, stairs to first floor, radiator, open plan access into:

#### KITCHEN

9'4" x 6'9" (2.84m x 2.06m)

Beautifully appointed with a modern range of wall and base units with matching cupboard and drawer fronts with integrated handles, Quartz work surfaces, upstands and mirrored splashback, stainless steel sink, electric oven, gas hob and extractor fan, integrated washing machine, space for a fridge freezer and slimline dishwasher, tiled floor, UPVC double glazed window and inset ceiling downlighters.

#### LOUNGE

13'10" x 12'7" (4.22m x 3.84m)

A spacious lounge area having UPVC double glazed sliding doors into the garden, media connections, useful store cupboard, radiator and continuing into:

## DINING ROOM/STUDY

18'4" x 7'10" (5.59m x 2.39m)

A further spacious and versatile reception room, formally a garage, having a front and rear UPVC double glazed windows, ample space for a variety of furniture, radiator.

## FIRST FLOOR

### LANDING

With loft access.

### BEDROOM ONE

12'7" x 9'4" (3.84m x 2.84m)

A spacious double bedroom with ample space for all bedroom furniture, a rear faxing UPVC double glazed window overlooks the garden, radiator.

### BEDROOM TWO

9'3" x 8'6" (2.82m x 2.59m)

A second double bedroom to the front with a

built in wardrobe, UPVC double glazed window and radiator.

## BATHROOM

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

Smartly appointed with a white three piece suite comprising a 'P' shaped bath with enlarged showering area, matching curved screen and mains chrome shower over, wash basin and WC, natural effect tiled walling, vinyl flooring, UPVC double glazed window, extractor fan and chrome towel radiator.

## OUTSIDE

Block paved pathway and tarmac driveway for off road parking, nicely planted garden area and covered storm porch with front light.

The rear garden enjoys a south facing aspect with a beautiful paved patio leading onto an expanse of artificial turf, planted borders,



fenced boundaries and substantial timber store shed which is fully insulated with lighting and electric and a custom-built workbench and area.

## **SOLAR PANELS**

The property has the added benefit of owned Solar Panels with a recently replaced inverter just 18 months ago. The panels contribute towards reduced running costs with any additionally generated energy being sold back to the grid.

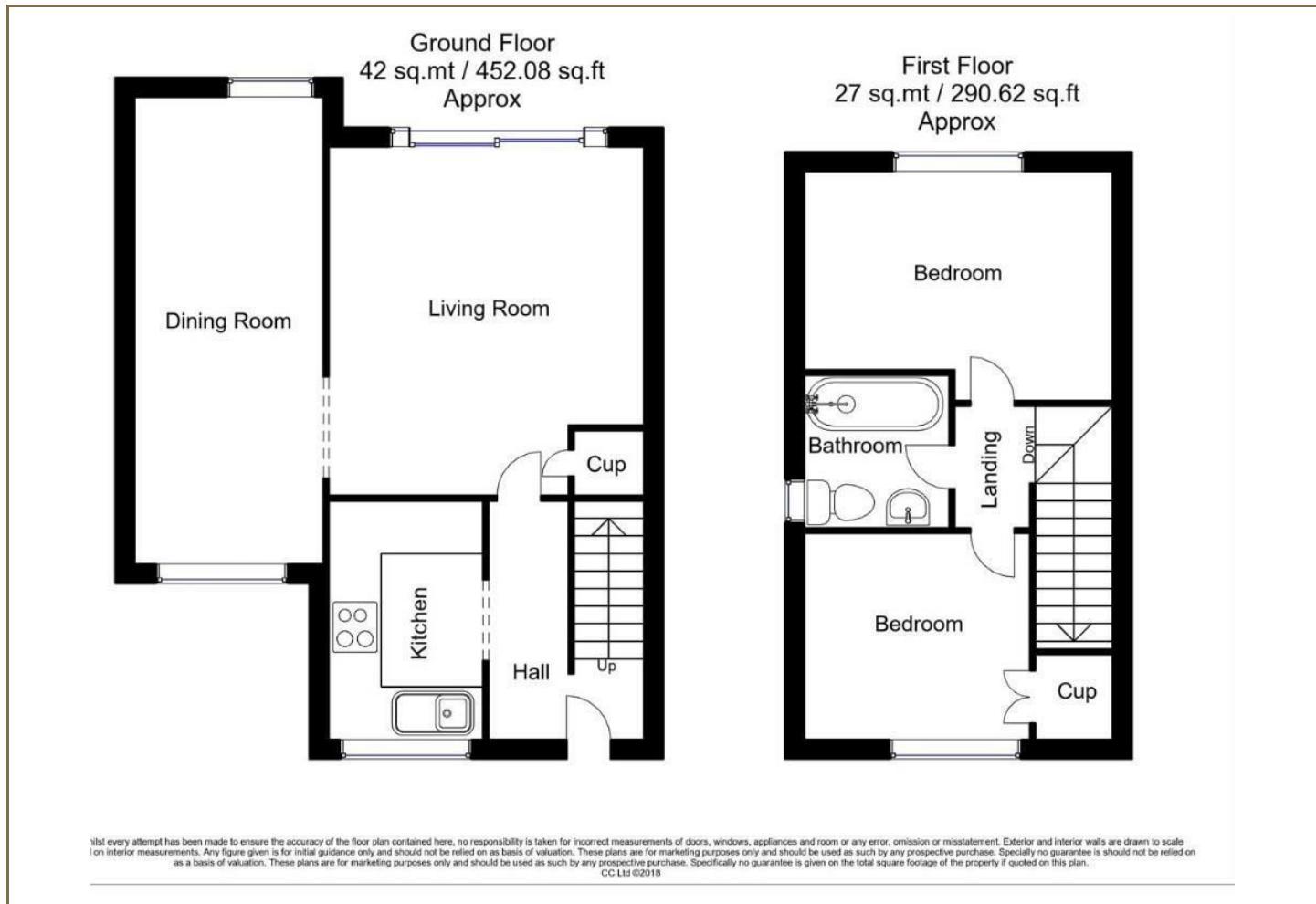




## Road Map



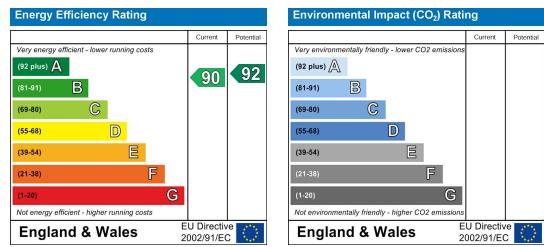
## Floor Plan



## 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 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 of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)