



## **18 Grassthorpe Close, Oakwood, Derby, DE21 4RW**

**£230,000**



Attractively offered for sale with no upward chain is this beautifully presented three bedroom semi-detached property with private garden and large frontage for comfortable parking.



# 18 Grassthorpe Close, Oakwood, Derby, DE21 4RW

£230,000



The neatly presented interior incorporates both UPVC double glazing and gas central heating briefly comprising entrance hallway with stairs leading to the first floor, generous reception room with fireplace and inset electric fire, spacious dining kitchen with space for all appliances and access into the rear garden. To the first floor there are three well proportioned bedrooms, the principal having built-in wardrobes and finally a bathroom with three-piece suite including a shower over bath.

Externally, the property has a wide and deep frontage providing plentiful off-road parking with double gates leading to the rear garden which offers a high degree of privacy having a patio area, raised lawn and tiered planted rear border, tap and garden shed.

The property is located close to the many amenities found within Oakwood including numerous grocery stores, doctors and dentist surgeries, café, popular public houses, leisure centre, numerous open green spaces and woods.

Derby city Centre is a short distance away connected by a frequent public transport service, ease of access can also be sought to the nearby A38 and A52 road networks.

This beautifully presented property is offered for sale with immediate vacant possession and no upward chain.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Main UPVC double glazed front door, stairs to first floor, laminate flooring, glazed door into:

#### LOUNGE

13'2" x 10'10" (4.01m x 3.30m)

A generous reception room with laminate flooring, fireplace with inset electric fire, media connections, front facing UPVC double glazed window, radiator.

#### DINING KITCHEN

13'10" x 10'6" (4.22m x 3.20m)

A spacious open plan dining kitchen with space for a dining table and chairs, the kitchen is fitted with a good range of wall and base units with matching solid wooden cupboard and drawer fronts, laminate work surfaces, tiled splashback, composite sink and drainer, space for all appliances, tiled floor, wall mounted boiler, useful understairs cupboard, UPVC double glazed window and door to garden, radiator.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

10'8" x 9' + entry (3.25m x 2.74m + entry)

A generous bedroom with built-in wardrobe

and airing cupboard, front facing UPVC double glazed window, radiator.

## **BEDROOM TWO**

**9'5" x 6'8" (2.87m x 2.03m)**

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

## **BEDROOM THREE**

**6'10" x 6'6" (2.08m x 1.98m)**

An impressive third bedroom having a rear facing UPVC double glazed window, radiator.

## **BATHROOM**

**7'7" x 4'9" (2.31m x 1.45m)**

Smartly appointed with a modern three piece white suite comprising a panelled bath with an electric shower over and bi-folding screen, wash basin sat on a store unit, low level WC, attractively wall tiled, vinyl flooring, UPVC double glazed window, inset ceiling downlighters and chrome towel radiator.

## **OUTSIDE**

Externally, the property has a wide and deep frontage providing plentiful off-road parking with double gates leading to the rear garden which offers a high degree of privacy having a patio area, raised lawn and tiered planted rear border, tap and garden shed.







## Road Map



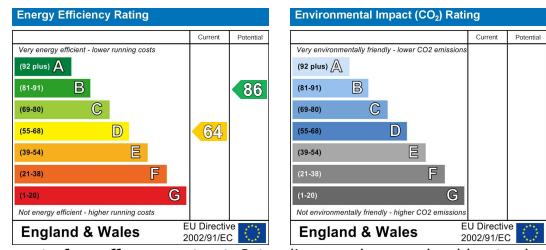
## Floor Plan



## 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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