

SCARGILL MANN & CO.

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10 Mountford Close Oakwood, Derby, DE21 2TW



Immaculately presented and well maintained three bedroom detached family home, situated in a quiet, popular cul-de-sac location in Oakwood.

- Detached Family Home • Close to all local amenities • Gas central heating and double glazed throughout • Entrance hall • Sitting room • Conservatory • Kitchen Diner • Three bedrooms • Family bathroom • South facing rear garden • Driveway • Single garage
- **VIEWING RECOMMENDED** •

Offers around £249,950



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GENERAL INFORMATION

A rare opportunity to purchase this immaculately presented and well maintained three bedroom detached family home, situated in a quiet, popular location in Oakwood.

The property is sold with the benefit of gas fired central heating, sealed unit UPVC double glazing, driveway and single garage providing off street parking and a well presented south facing rear garden. Internally briefly comprises of an entrance hallway, sitting room, conservatory and fitted dining/kitchen and under-stairs storage. To the first floor are three bedrooms and a family bathroom.

LOCATION

This property is ideally situated just a short distance from Springwood Drive and its regular bus service, just a short walk away is Smalley Drive with a good range of shopping and recreational facilities, Oakwood Park and Springwood Leisure Centre are also just a short walk away.

ACCOMMODATION

Double glazed upvc door provides access to:

RECEPTION HALLWAY

Having central heating radiator. Stairs to the first floor. Doors providing access to dining kitchen and sitting room. Smart Hive thermostat.

SITTING ROOM 4.74m x 3.45m (13'1" x 11'4")

Having central heating radiator. Decorative dado

railing and coved cornice. Gas coal effect fireplace with marble hearth and surround. sealed unit double glazed windows in upvc frames to front .Sealed unit double glazed sliding door providing access to:

CONSERVATORY 2.86m x 2.26m (9'5" x 7'5")

Having sealed double glazed upvc French doors providing access to rear. Electric heater.

DINING KITCHEN 4.75m x 2.55m (15'7" x 8'4")

DINING AREA

Having sealed unit double glazed windows in upvc frames to front. Central heating radiator.

KITCHEN AREA

Having roll topped preparation surfaces with inset stainless steel sink with adjacent drainer and chromed mixer tap over. Tiled splashback surround. Range of cupboards and drawers beneath with integrated electric fan assisted oven and grill, fridge, washing machine and dishwasher. Complementary wall mounted cupboards over. Wall mounted Baxi boiler. Central heating radiator. Useful under stairs storage cupboard. Sealed unit double glazed windows in upvc frames to rear and sealed unit upvc French door providing access to rear garden.

FIRST FLOOR

LANDING

Central heating radiator. Trap door access. Sealed unit double glazed windows in upvc frame to rear. Doors providing access to the bedrooms and bathroom.



BEDROOM ONE 4.02m x 2.66m (13'2" x 8'9")

Please note the former measurement being a maximum measurement. Central heating radiator. Sealed unit double glazed windows in upvc frames to front.

BEDROOM TWO 2.62m x 2.54m (8'7" x 8'4")

Having built-in wardrobes with mirrored sliding doors. Door provides access to useful and spacious airing cupboard with hot water tank. Central heating radiator. Sealed unit double glazed windows in upvc frames to front.

BEDROOM THREE 2.58m x 1.99m (8'6" x 6'6")

Having central heating radiator. Sealed unit double glazed windows in upvc frames to rear.

BATHROOM 2.04m x 1.68m (6'8" x 5'6")

Fully tiled walls and having a white suite comprising pedestal wash hand basin with chrome mixer tap over and low level WC. Bath with concertina shower screen and chrome mains shower over. Sealed unit double glazed opaque window in UPVC frame to rear.

OUTSIDE

To the front of the property is a well maintained lawned garden with herbaceous and flowering border. To the side of the property is driveway providing off street parking, which leads to a single garage and wooden gate providing access to rear garden.

A real feature of this property is its attractive and well maintained south facing rear garden with laid

lawn and stone surround with herbaceous and flowering border. Block paving seating area, with a further low maintenance corner seating area with artificial grass.

GARAGE

Up and over door. Power and lighting.

COUNCIL TAX BAND

Derby City Council - Tax Band C

DIRECTIONAL NOTE

From Derby proceed out of town through Chester Green heading north along Mansfield Road. Turn right at the mini traffic island proceeding over the railway bridge before turning left and continuing along Mansfield Road up the hill towards Breadsall Hill Top. Turn right into Bishop's Drive, at the first traffic island take a left hand turning, passing Springwood Leisure Centre on your right, continue along for some distance before taking a right hand turn into Northacre Road, then immediately left into Mountford Close, where the property will shortly be located on the right hand side, clear denoted by our For Sale board.

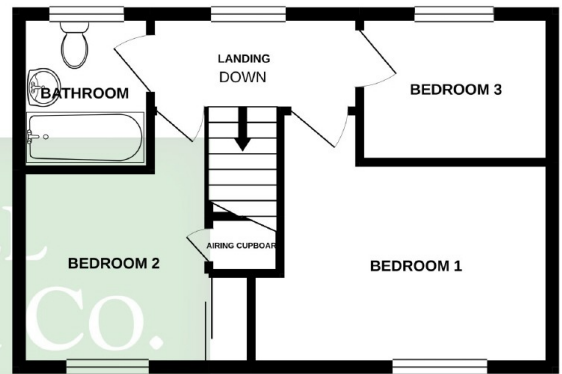
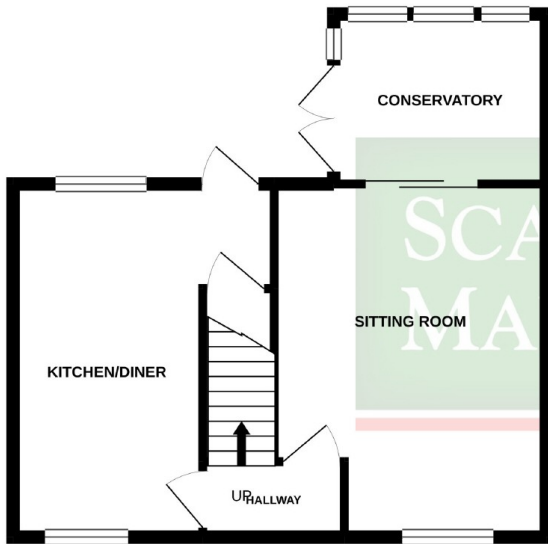
VIEWING

Strictly by appointment through Scargill Mann & Co - Derby Office (JS

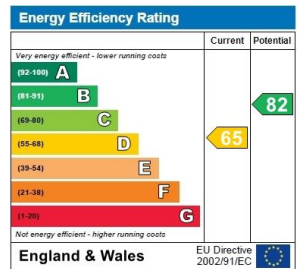


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing.
No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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