

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

10 Wilmslow Drive
Oakwood, Derby, DE21 2HR



Well-presented four bedroom detached residence occupying a convenient location close to the centre of Oakwood and an excellent range of amenities

- Detached family home • Well-presented throughout • Close to the heart of Oakwood and excellent facilities • Double glazing and gas central heating • Entrance hall with guest cloakroom • Lounge with feature fireplace • Separate dining room • Kitchen • Master bedroom with en-suite • Three further bedrooms and a well appointed bathroom • All bedrooms are fitted with wardrobes • Landscaped rear garden • Driveway and garage
- **VIEWING RECOMMENDED** •

Offers over £285,000



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 207720
derby@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

This is a fabulous opportunity to acquire a well presented four bedroom detached residence, close to the centre of Oakwood.

The property benefits from double glazing and gas central heating and comprises, entrance hall, guest cloakroom, lounge, dining room and kitchen. The first floor landing leads to the master bedroom with ensuite shower room, three further bedrooms and a well appointed family bathroom.

Outside the property is set back behind a good sized driveway providing ample off road parking with access to an integral garage. To the rear is a landscaped two-tiered garden with elevated patio/terrace dropping to a shaped lawn with well stocked borders.

LOCATION

The property is a short walk from a nearby parade of shops at the heart of Oakwood offering an excellent range of amenities. There is good schooling readily available and a nearby leisure centre, regular bus service to Derby city centre and easy access to open countryside.

ACCOMMODATION

ON THE GROUND FLOOR

Panel entrance door with sealed unit double glazed and leaded inset providing access to:

ENTRANCE HALL

Radiator, decorative coving and dado rail, staircase to

first floor, door to:

GUEST CLOAKROOM

Comprising, low flush w.c., wash hand basin, radiator, sealed unit double glazed and leaded window to front.

LIVING ROOM 4.79m x 4.02m (15'9" x 13'2")

Feature fireplace with brick surround, polished wooden mantle, quarry tiled hearth and living flame fitted gas fire, two radiators, decorative coving, upvc double glazed and leaded window to rear, twin panel door to:

DINING ROOM 3.43m x 2.56m (11'3" x 8'5")

Radiator, decorative coving, serving hatch to kitchen, upvc double glazed sliding patio door to garden.

KITCHEN 3.72m x 2.56m (12'2" x 8'5")

U shaped granite effect preparation surface, tiled surrounds, inset 1/4 sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards including leaded china display cabinet, inset four plate Neff gas hob with extractor hood over, integrated fridge freezer, space suitable for washing machine, decorative coving, upvc double glazing and leaded window to front and matching door.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

Radiator, dado rail, access to loft space, door to cupboard, upvc double glazed and leaded window to side and door to:



MASTER BEDROOM 4m x 3.06m (13'1" x 10'0")

Radiator, fitted wardrobes, dado rail, decorative coving, upvc double glazed and leaded window to rear with far reaching views and door to:

EN-SUITE SHOWER ROOM

Low flush w.c., pedestal wash hand basin, shower cubicle with integrated shower, radiator, shaver point, upvc double glazed and leaded window to side.

BEDROOM TWO 3.03m x 2.84m (9'11" x 9'4")

Radiator, fitted Sharpe's wardrobe, decorative coving, upvc double glazed and leaded window to rear with impressive views.

BEDROOM THREE 3.13m x 2.77m (10'3" x 9'1")

Radiator, built in Sharpe's wardrobe with shelving, decorative coving, upvc double glazed and leaded window to front.

BEDROOM FOUR 2.39m x 2.04m (7'10" x 6'8")

Radiator, wardrobe, decorative coving, upvc double glazed and leaded window to front.

WELL-APPOINTED BATHROOM 2.15m x 2.02m (7'1" x 6'8")

Fully tiled with a contemporary style white suite comprising, low flush w.c., half pedestal wash hand basin, panel bath with integrated shower over, radiator, extractor fan, upvc double glazed and leaded window to front.

OUTSIDE & GARDENS

The property occupies a pleasant position set back behind a shaped lawn foregarden with well stocked

herbaceous border, adjacent blocked paved driveway providing off road parking with access to:

INTEGRAL SINGLE GARAGE

To the rear of the property there is an elevated terrace/patio affording impressive distant views, a brick retaining wall incorporating steps leads down to a gently sloping lawn, bounded by a close lapped timber fencing and well-stocked borders.

COUNCIL TAX BAND

Derby City Council - Band D.

DIRECTIONAL NOTE

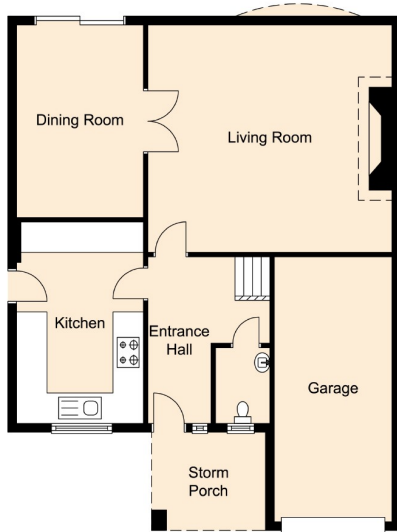
From Derby proceed out of town through Chester Green heading north along Mansfield Road. Turn right at the mini traffic island proceeding over the railway bridge before turning left and continuing along Mansfield Road up the hill towards Breadsall Hill Top. Turn right into Bishop's Drive, over the first traffic island, right again into Danebridge Crescent and right into Wilmslow Drive, where the property will be located on the right hand side as indicated by our 'for sale' board.

VIEWING

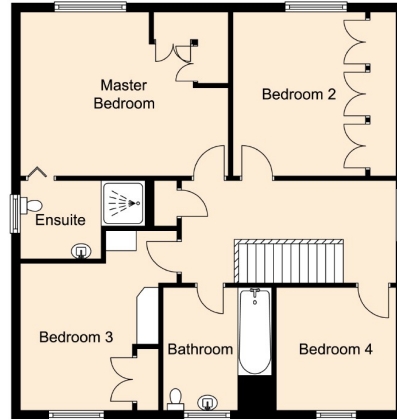
Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



Ground Floor



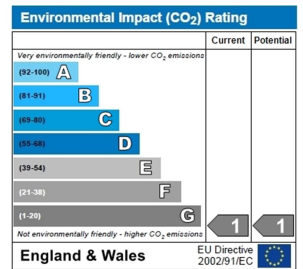
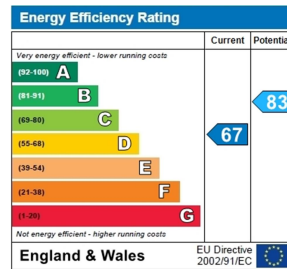
First Floor



10 Wilmslow Drive, Oakwood, Derby DE21 2HR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First



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.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS
TUTBURY
WIRKSWORTH

8 Market Place, Ashbourne, Derbyshire DE6 1ES
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
 4 St. James's Street, Derby DE1 1RL
 39 Dale Road, Matlock, Derbyshire DE4 3LT
 6 St James's Street, Derby, DE1 1RL
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
 37 St. John's Street, Wirksworth, Derbyshire DE4 4DS

Tel: 01335 345460
 Tel: 01283 548194
 Tel: 01332 207720
 Tel: 01629 584591
 Tel: 01332 206620
 Tel: 01283 520490
 Tel: 01629 823489

ashbourne@scargillmann.co.uk
 burton@scargillmann.co.uk
 derby@scargillmann.co.uk
 matlock@scargillmann.co.uk
 lettings@scargillmann.co.uk
 tutbury@scargillmann.co.uk
 Wirksworth@scargillmann.co.uk