



Chandlers Ford,  
Oakwood, Derby  
DE21 2LZ

**£170,000 Freehold**

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THIS IS A TWO BEDROOM MID PROPERTY WHICH IS SITUATED IN THIS ESTABLISHED RESIDENTIAL LOCATION ON THE OUTSKIRTS OF DERBY.

This two bedroom property will suit the requirements of a whole range of buyers, from people buying their first property to somebody who might be downsizing and is searching for a home that is easily maintained and accessible to the many local amenities and facilities provided by the area. The property is tastefully finished throughout and for the size and layout of the accommodation and privacy of the southerly facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from gas central heating and double glazing. Being entered through the front door the accommodation includes a reception hall, from which stairs take you to the first floor, the lounge has patio doors leading out to the rear garden and the kitchen is fitted with wall and base units and integrated cooking appliances. To the first floor the landing leads to the two bedrooms and the partly tiled bathroom which has a white suite complete with a shower over the bath. Outside there is a garden area and two parking spaces at the front and a private, Southerly facing rear garden with a patio, pebbled area, fencing to the boundaries and a gate leads to the path running along the rear of the property.

The property is within easy reach of the local shops and other amenities provided by Oakwood with further shopping facilities being found in Chaddesden and Spondon where there is an Asda store, there is a Sainsbury's Costco and other retail outlets at Pride Park and Derby is only a short drive away, if required there are local schools for all ages, healthcare and sports facilities including several local golf courses, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



## Front Door

Wood panelled front door with inset glazed panels leading to:

## Reception Hall

Stairs with balustrade and storage space beneath leading to the first floor, laminate flooring which extends into the lounge, radiator and recessed lighting to the ceiling.

## Lounge

14'3 x 11'6 approx (4.34m x 3.51m approx)

Double glazed sliding patio doors leading out to the private rear garden, wooden Adam style surround with an inset and hearth, dado rail to the walls, radiator, laminate flooring, cornice to the wall and ceiling and a built-in storage cupboard with a light under the stairs.

## Kitchen

9'3 x 5'6 approx (2.82m x 1.68m approx)

The kitchen is fitted with cream units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring hob set in a work surface which extends to two walls with space for an automatic washing machine, cupboards, oven and drawers below, space for an upright fridge/freezer, matching eye level wall cupboards, Glow Worm wall mounted boiler, tiling to the walls by the work surface areas, tiled flooring, double glazed window to the front, hood over the cooking area and recessed lighting to the ceiling.

## First Floor Landing

The balustrade continues from the stairs onto the landing, cornice to the wall and ceiling, built-in storage cupboard, dado rail to the walls, recessed lighting to the ceiling and hatch to the loft.

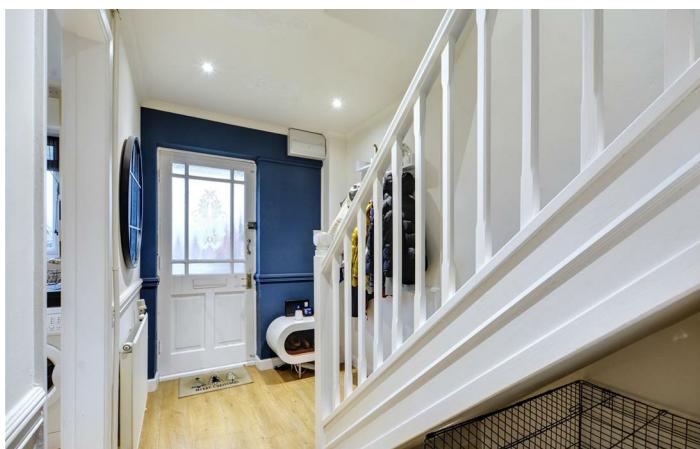
## Bedroom 1

11'9 x 11'4 to 9'4 approx (3.58m x 3.45m to 2.84m approx)  
Double glazed window with fitted blind to the rear, radiator and cornice to the wall and ceiling.

## Bedroom 2

9'8 plus recess x 5'9 approx (2.95m plus recess x 1.75m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling and there is a hanging rail and shelf in the recess.



## Bathroom

The bathroom has tiling to the walls and a white suite including a panelled bath with chrome hand rails and electric shower over, tiling to three walls and a glazed protective screen, wall mounted hand basin with a mixer tap and a low flush w.c., radiator with a rail over, opaque double glazed window, extractor fan and a wall mounted Dimplex fan heater.

## Outside

At the front of the property there is a path with a lawn to the side leading to the front door and there is a second lawned area with established screening to the sides and there are two allocated spaces in the parking area at the front of the house.

The rear garden is Southerly facing with a patio leading onto a pebbled garden with a bed to the side, there is a shed at the bottom, fencing to the boundaries and there is a gate leading out to a path at the rear of the property.

## Council Tax

Derby City Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 3mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

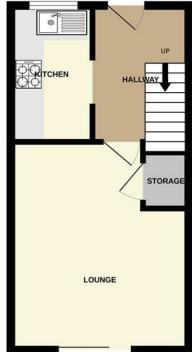
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR



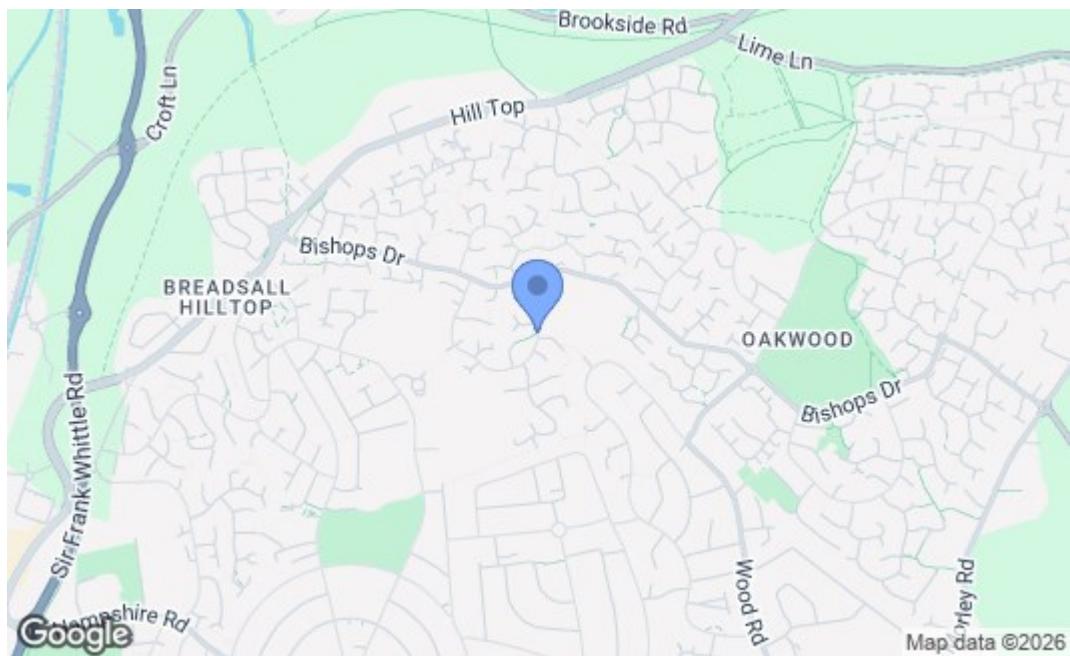
1ST FLOOR



Robert Ellis  
ESTATE AGENTS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The services, systems and appliances shown have not been tested and no guarantee can be given for their condition. It is recommended that all potential buyers instruct their surveyors to conduct their own investigations prior to exchange of contracts. Measurements are approximate and no dimensions should be relied upon. More detail: 10001000



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

EU Directive 2002/91/EC

England & Wales

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.