

Egmanton Close

Oakwood, Derby, DE21 2EL



This lovely home has been extensively refurbished including a fully refitted kitchen and bathroom with high quality fittings and a lovely finish. The property is set on a larger than average plot with a conservatory, private rear garden and an open outlook to the front.

£250,000

John German 

The property is located in the centre of Oakwood and benefits from all that this great residential development has to offer including shops, schools, parks, leisure and healthcare facilities all with-in walking distance. There is an excellent local bus service as well as easy access to major commuter routes via A610/A52/A50/M1.

Entrance to the property is via an entrance lobby to the front with stairs rising to the first floor, wood flooring, radiator and a window to the side. The lounge sits to the front of the property with a picture window providing an open outlook with views over the roof top to fields in the distance, radiator and understairs storage area. A fitted carpet runs through an archway into the dining room which is a lovely size with a radiator, French doors into the conservatory and an internal doors leads into the kitchen. The kitchen has been fully refitted with a range of pale grey shaker style base and eye level units and full height larder units with quartz worktops, inset sink unit with mixer tap, tiled splashbacks, slot-in double oven with gas hob and an extractor hood over, space for a washing machine and fridge freezer, vertical radiator/towel rail, window and matching entrance door into the conservatory. The brick built conservatory has uPVC double glazed windows and a matching glass roof, power and lighting connected and French doors into the garden.

On the first floor landing there is an airing cupboard and access to two double bedrooms with the larger one set to the front of the property with far reaching views over the roof tops and countryside beyond. There is also a third single bedroom with a built-in cupboard. The family bathroom completes the accommodation having been refitted with a full three piece suite comprising concealed flush WC and wash basin encased in a vanity unit with storage beneath the sink and a panelled bath with a shower over, half screen and shower curtain. Extensive tiled splashbacks, window to the rear and a chrome heated towel rail.

Outside to the front of the property is a lawned front garden and a tarmaced double width driveway providing side by side off road parking. Gated access to the side leads to an enclosed storage area to the side of the property with plenty of space for a garden shed. Further gated access opens into the rear garden which is not overlooked from the rear with a raised lawn, paved patio and water feature as well as a timber decked seating area. There is also a timber garden shed.

Note: Planning permission for a rear extension and dormer windows granted to the property directly behind work underway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derby City Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
 01332 943818
 derby@johngerman.co.uk

Agents' Notes
 These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent