

# Oak Crescent

Littleover, Derby, DE23 3BR



This lovely home has been much improved by the current owners and is presented to a high standard throughout. The kitchen and bathroom have both been refitted and upgraded with an excellent family friendly layout with costs kept to a minimum by the installation of solar panels and a cosy log burner.

£270,000



John German 

Oak Crescent is a small cul-de-sac located just off Blagreaves Lane towards the Hillsway and is a lovely quiet tucked away location still within reach of all the local conveniences. Nearby there are pleasant open green spaces, parks and schooling along with local stores and popular public houses. There are further useful amenities and facilities found in Littleover village a short distance away. Road networks include the A38, A52 and A50 providing easy access onto the M1 and nearby cities of Nottingham and Leicester, also conveniently placed for Derby City, the Royal Derby Hospital, Rolls Royce and East Midlands Airport located approximately 14 miles.

The property benefits from full central heating and uPVC double glazing throughout. Entrance to the property is via an entrance lobby with stairs rising to the first floor, laminate flooring and a central heating radiator.

The lounge is a fabulous family room full of great features including a deep bay window to the front and a very useful understairs storage cupboard but the star of the show has to be the elegant fireplace with marble surround and a granite back and hearth home to a lovely glass fronted stove. The room is finished with laminate flooring and replacement oak veneer doors.

At the rear of the property is the dining kitchen which has a lovely double aspect with a uPVC double glazed window to the side and French doors at the dining end opening out under a spectacular wisteria covered pergola. The kitchen has been refitted with a range of high gloss base and eye level units with wood effect worksurfaces with an inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, floating shelving and spaces for a full range of appliances (available by separate negotiation) and a wall mounted central heating boiler. Laminate flooring runs through to the dining end of the kitchen where there is room for a full-sized dining table.

On the first floor carpeted stairs lead to a landing with a window to the side and doors leading off to the bedrooms and bathroom, access to loft space. Bedroom one overlooks the rear garden with a neutral fitted carpet and a built in airing cupboard. Bedrooms two and three overlook the front and rear elevations respectively and both have neutral shade carpets.

The family bathroom completes the internal accommodation and has been refitted with a full three piece suite comprising low flush WC, pedestal hand wash basin and a "P" shaped bath with shower over and glass screen, full height ceramic tiling, chrome heated towel rail, window to the front and ceramic tiled floor.

Outside the front of the property has been landscaped to provide side by side off road parking for up to three cars and parking for four in total. Gated access at the side of the property leads around to the rear garden which runs at a right angle to the property and has been lovingly landscaped over the years to make a lovely space perfect for outdoor entertaining with plenty of outdoor seating under two lovely pergolas both with spectacular wisteria's climbing over them. The decked seating area runs onto a further paved area which features an outdoor bar and a large garden shed which overlook an extensive lawn with ornamental trees and colourful borders. At the rear of the garden is a wood store.

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

**Property construction:** Brick. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

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

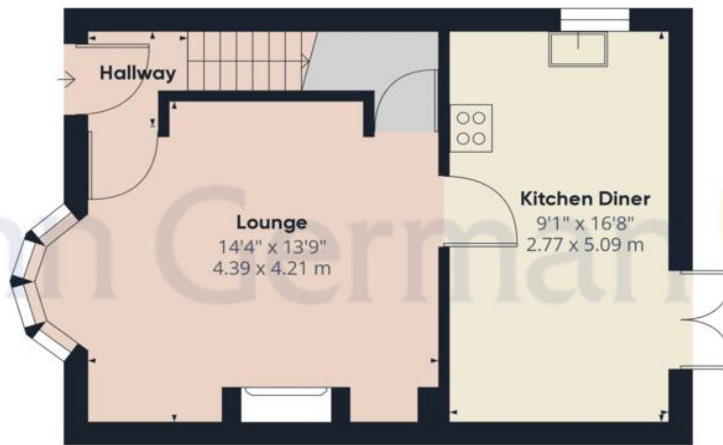
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

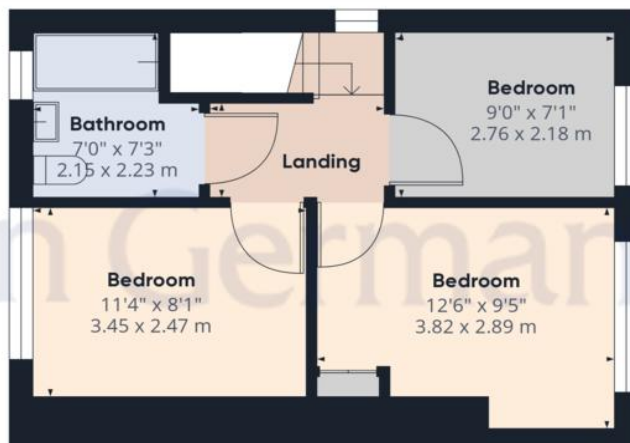
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.derby.gov.uk](http://www.derby.gov.uk)

**Our Ref:** JGA/26042024

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
744.6 ft<sup>2</sup>  
69.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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