

Swinderby Drive  
Oakwood, Derby, DE21 4RN

John German





# Swinderby Drive

Oakwood, Derby, DE21 4RN

£210,000

**Rare to market is this immaculate bungalow in a great location with easy access to local amenities. Newly laid block paved driveway and newly landscaped rear garden. Ready to move into that would suit retiree or a first time buyer/bachelor/bachelorette.**

In the surrounding area, the property benefits from good transport links with bus stops within walking distance in both directions. Oakwood Park is a short walk away, providing plenty of outside space and lovely views. There are also plenty of amenities in the local area, with supermarkets, shops and bars all being accessible. The centre of Derby is only around a 10-minute drive away, offering plenty of other amenities and activities.

The property has uPVC double glazing and electric heating. Entrance to the property is via a uPVC double glazed door opening into the entrance lobby with two useful built-in storage cupboards. From here you access the lounge/diner with a window overlooking the front garden, laminate flooring and a living flame electric fire with marble effect back and hearth and a polished wood surround.

The kitchen is fitted a range of base and eye level unit with melamine roll edge work surfaces, stainless steel sink unit, tiled splashbacks, built-in oven and four ring electric hob, extractor hood over, spaces for appliances and a uPVC double glazed window to the side.

The bedrooms are located off the inner lobby as well as the shower room which is fully tiled and fitted with a corner shower enclosure vanity wash basin with storage under, low flush WC plus an electric heated towel rail. There is access to the boarded loft via a ladder.

The master bedroom is fitted with wardrobes with mirror front sliding doors, window to the rear and an electric wall mounted heater. Bedroom two has French doors onto the rear garden and an electric heater.

Outside - The property is set back from the road behind a lawned front garden with a block paved driveway providing off road parking and extending around to the rear where the paving forms a lovely patio area adjacent to the rear of the bungalow which is also repeated at the rear of the garden where there is a timber garden shed. There is also a second smaller shed located on the side of the property. The rear garden is secure with gated access and great privacy being mainly laid to lawn with herbaceous borders.

**Note:** Probate has not yet been applied for.

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

**Broadband type:** Not currently connected      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)

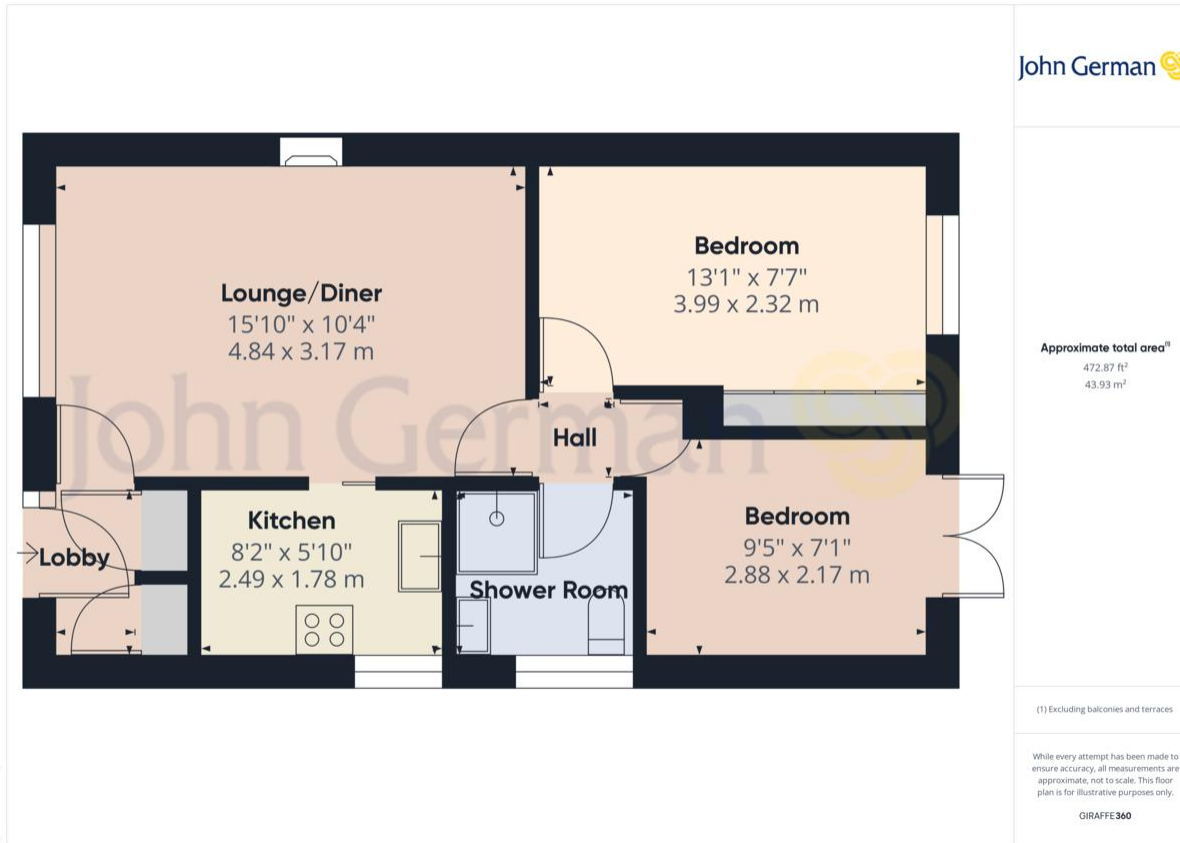
**Our Ref:** JGA/01072024











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.

### 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.



### John German

Suite 3, The Mill, Lodge Lane, Derby,  
Derbyshire, DE1 3HB

01332 943818

derby@johngerman.co.uk

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

