

Swinderby Drive
Oakwood, Derby, DE21 4RN

John German



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£200,000

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/>

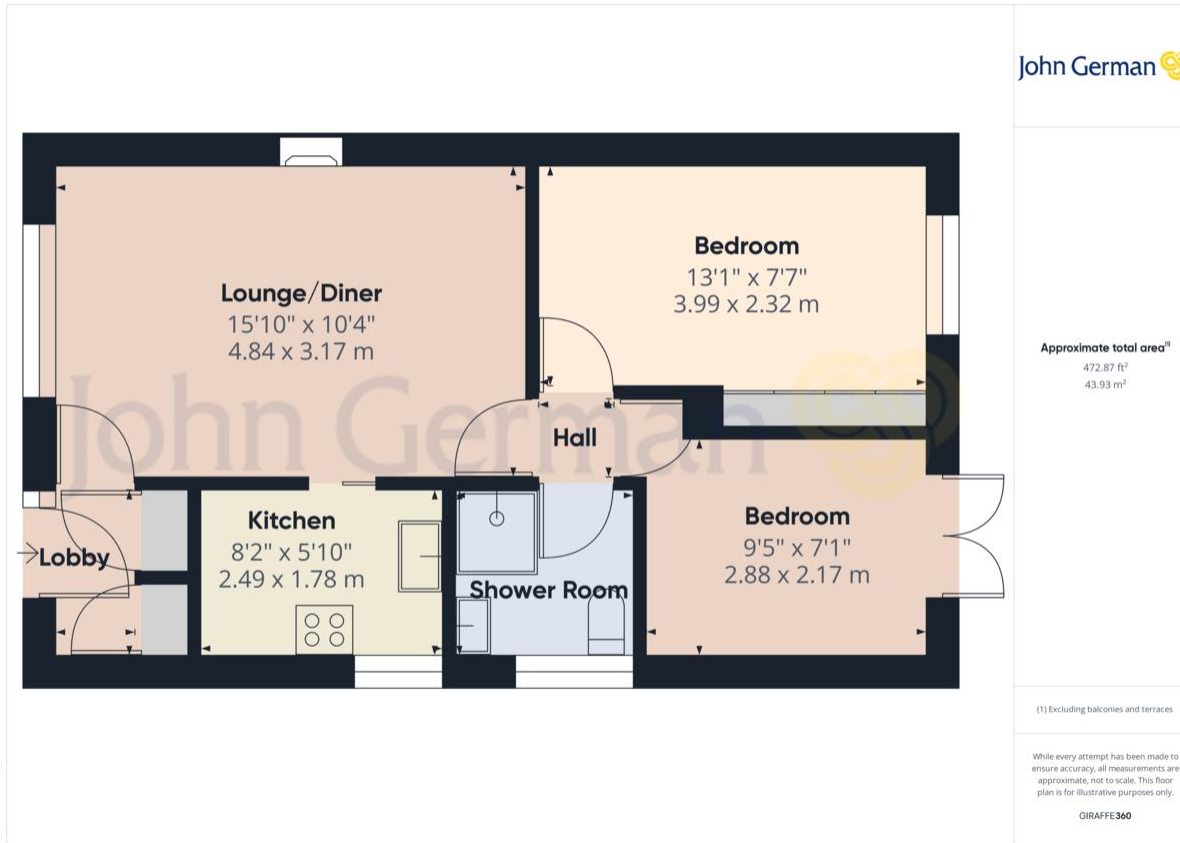
Local Authority/Tax Band: Derby City Council / Tax Band B

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

Our Ref: JGA/01072024







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Agents' Notes

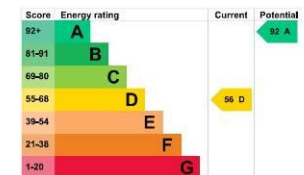
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