

Chartered Surveyors & Estate Agents





8 Yewdale Grove, Oakwood, Derby, DE21 2PD Offers Around £164,950

A SUPER SEMI WITH 2 DOUBLE BEDROOMS, PRIVATE DRIVE TO GARAGE & OFFERED FOR SALE WITH NO UPWARD CHAIN * WITH GAS CENTRAL HEATING (RECENT BOILER) & UPVC DOUBLE GLAZING, THE VERY WELL PRESENTED & TASTEFULLY DECORATED ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALL * 14' LOUNGE * DINING KITCHEN OVERLOOKING THE REAR GARDEN * 2 DOUBLE BEDROOMS * MODERN BATHROOM WITH WHITE 3-PIECE SUITE * CONVENIENT FOR THE EXCELLENT LOCAL AMENITIES ON OFFER IN OAKWOOD INCLUDING DOCTORS, DENTIST, OPTICIANS, POST OFFICE, NEWSAGENT, SUPERMARKETS, HAIRDRESSERS & LEISURE CENTRE * VERY EASY ACCESS INTO THE CITY CENTRE * GOOD MAJOR ROAD LINKS * THIS IS A GREAT 2 BEDROOMED HOME & VIEWING IS HIGHLY RECOMMENDED!







Porch

Canopy storm porch with a upvc double glazed front entrance door opening into the hallway.

Entrance Hall

Stairs to the first floor; central heating radiator, door into the lounge.

Lounge

14' x 12'8 max (4.27m x 3.86m max)

A light and spacious sitting room having a upvc double glazed window to the front elevation; central heating radiator, fitted carpet, feature recess under the stairs, door into the dining kitchen.

Dining Kitchen

12'8 x 9'4 (3.86m x 2.84m)

Fitted with a matching range of wall and base cupboards, drawers, contrasting worktops, neutral wall tiling, stainless steel sink and drainer with mixer tap, upvc double glazed window overlooking the rear garden, slot-in gas cooker (included in the sale), space and plumbing for an automatic washing machine, further appliance spaces, central heating radiator, space for a dining table and chairs, upvc double glazed door into the rear garden.

First Floor Landing

From the hallway a staircase leads to the first floor landing, which has a fitted carpet and access hatch into the loft space.

Bedroom One

12'8 x 8'5 (3.86m x 2.57m)

A double bedroom having a upvc double glazed window overlooking the rear garden, central heating radiator, fitted carpet.

Bedroom Two

9'7 x 8'3 (2.92m x 2.51m)

A second double bedroom having a upvc double glazed window to the front elevation, central heating radiator, fitted carpet, built-in airing cupboard.

Bathroom

A modern bathroom with a white 3-piece suite comprising panelled bath with glass screen and electric shower, hand-basin and a button-flush WC; wall tiling, bathroom cabinet (included in the sale), central heating radiator, upvc double glazed window to the side elevation.

Garage & Parking

A private driveway to the side of the property provides ample off-road parking and leads to the attached garage, which has an up-and-over garage door, power, light and wall-mounted boiler.

Gardens

To the front of the property is a small forecourt. To the rear is a well-enclosed, lawned garden with paved patio, pebble areas and shrubbery bed. Hose tap.

Location

From our Oakwood Office proceed over the island onto Springwood Drive (with the leisure centre on your right). Proceed along the road eventually turning left into Smalley Drive. Continue along Smalley Drive, turn left into Gilderdale Way and right into Yewdale Grove. The property will be found at the end of the cul-de-sac on the right.

General Information

Viewing: By appointment with Raybould & Sons

Postcode: DE21 2PD

Local Authority: Derby City Council - Tel 01332 293 111 (Band B)

Total Floor Area: 55 sqm

The owners inform us that the following items are included in the sale - the cooker, carpets, light fittings, blinds, curtain poles, bathroom cabinet and coat rack. Items NOT included are the curtains and the garden shed.

Property Misdescriptions Act 1991

We have not tested any apparatus, equipment, fixtures, fittings or services & cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of the property are based on information supplied by the Seller. We have not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. These particulars are intended to give a brief description of the property as a guide to prospective Buyers. Accordingly their accuracy is not guaranteed and neither we nor the Sellers accept any liability of their contents. They do not constitute an offer for sale. Any prospective Buyers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to Raybould & Sons if you require further clarification of information.











