



**46 Amesbury Lane, Oakwood, Derby, DE21 2LX**  
**Offers Around £170,000**

A LOVELY 3 BEDROOMED SEMI WITH GUESTS' CLOAKROOM, DRIVE TO GARAGE, LAWNED GARDENS & OFFERED FOR SALE WITH NO UPWARD CHAIN! \* WITH GAS CENTRAL HEATING & DOUBLE GLAZING, THE ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALL \* GUESTS' CLOAKROOM \* LIGHT & SPACIOUS 17'6 LOUNGE / DINER \* ATTRACTIVE KITCHEN \* 3 BEDROOMS (2 DOUBLE) \* BATHROOM WITH WHITE 3-PIECE SUITE \* OVERLOOKING AN OPEN GREEN AREA TO THE FRONT \* CONVENIENT FOR THE EXCELLENT LOCAL AMENITIES ON OFFER IN OAKWOOD INCLUDING DOCTORS, DENTIST, OPTICIANS, POST OFFICE, NEWSAGENT, CHEMIST & SUPERMARKET \* EASY ACCESS INTO THE CITY CENTRE \* GOOD MAJOR ROAD LINKS \* VIEWING ENTHUSIASTICALLY RECOMMENDED!



### Porch

Canopy storm porch with a hardwood front entrance door opening into the hallway.

### Entrance Hall

8'3 x 2'10 (2.51m x 0.86m)

Central heating radiator, laminate flooring, built-in cupboard, doors into the guests' cloakroom, lounge / diner and kitchen.

### Guests' Cloakroom

5'5 x 3'5 (1.65m x 1.04m)

Hand-basin and WC; upvc double glazed window to the side elevation, central heating radiator, laminate flooring continuing through from the hallway.

### Lounge / Diner

17'6 x 14'8 max (5.33m x 4.47m max)

A light and spacious lounge / diner, the focal point of which is the wooden fire surround with marble herth, back and inset coal-effect gas fire; attractive open staircase to the first floor, double-glazed sliding patio door opening onto the rear garden, upvc double glazed window overlooking the rear garden two central heating radiators, laminate flooring continuing through from the hallway, useful recess under the stairs.

### Kitchen

7'10 x 7'8 (2.39m x 2.34m)

An attractive kitchen fitted with a matching range of wall and base cupboards, drawers, contrasting worktops, wine rack, stylish wall tiling, stainless steel circular sink and drainer with mixer tap, upvc double glazed window overlooking the open green area to the front, space for a slot-in cooker, modern extractor hood over, space and plumbing for an automatic washing machine, space for a tall fridge-freezer wall-mounted boiler, central heating radiator, laminate flooring continuing through from the hall.

### First Floor Landing

7'9 x 6'3 max (2.36m x 1.91m max)

From the lounge an open staircase (with fitted carpet) leads to the first floor landing, which has a upvc double glazed window to the side elevation, built-in airing cupboard, fitted carpet, access hatch into the loft space.

### Bedroom One

14'10 into wardrobes x 8'3 (4.52m into wardrobes x 2.51m)

An excellent main bedroom having a large built-in wardrobe with two sliding doors; upvc double glazed window overlooking the rear garden, central heating radiator, fitted carpet.

### Bedroom Two

10'5 x 8'3 (3.18m x 2.51m)

A second double bedroom having a upvc double glazed window to the front elevation and overlooking the open green area; central heating radiator, fitted carpet.

### Bedroom Three

9'6 over bulkhead x 6'3 (2.90m over bulkhead x 1.91m)

Upvc double glazed window overlooking the rear garden, central heating radiator, laminate flooring, stair bulkhead.

### Bathroom

7'9 over bath x 6'2 (2.36m over bath x 1.88m)

Having a three-piece suite comprising of a panelled bath with Triton electric shower and folding shower screen, hand-basin and button-flush WC; wall tiling, upvc double glazed window to the side elevation, central heating radiator, vinyl floor covering.

### Garage & Parking

17' x 9' (5.18m x 2.74m)

A private driveway provides off-road parking and leads to the garage, which has an up-and-over garage door and is the first garage on the left in the block of three).

### Gardens

The property is tucked away off Amesbury Lane and overlooks a large open green area to the front. There is a lawned foregarden, pathway to the front door and gated side access into the enclosed, westerly-facing rear garden, which has a pave patio, lawn, new timber garden shed (included in the sale) and an area for bin storage.

### Location

From our Oakwood Office turn left onto Bishops Drive and take the fourth left turn into Amesbury Lane. Follow the road around and the property will be found on the right and identified by our For Sale Board.

### General Information

Viewing: By appointment with Raybould & Sons

Postcode: DE21 2LX

Local Authority: Derby City Council (01332 293111 Band B)

Total Floor Area: 70 sqm

### 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.

