

# Morley Road

Oakwood, Derby, DE21 4TD

John German









# Morley Road

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£435,000

Set in a private cul-de-sac this well-presented five bedroom double fronted detached house has a host of distinctive features including a landscaped garden, high quality bathrooms and kitchen and a double garage with extra parking for several vehicles.





Approached directly off Morley Road by a private drive giving access to the cul-de-sac this most spacious and very well-presented five bedroom family house has great style, décor and finish. A full appreciation of which can only be appreciated by internal inspection. Over the past few years the present owners have upgraded the kitchen and utility room, the en suite and bathroom and the whole property is in excellent decorative condition and ready to move in to.

Morley Road is regarded as one of the top locations in this area and very rarely does a house of this size and proportion come onto the market. Local amenities include countryside walks including Loco Park, the Oakwood Shopping Mall, the Springwood Leisure Centre and good road links to Nottingham, Derby and the M1 corridor.

The most elegant hall has Amtico flooring, sunken lighting, turned wooden staircase to the galleried landing, moulded cornices and cloakroom cupboard. The guest cloakroom comprises a two piece suite and continued Amtico flooring.

The imposing sitting room overlooks the patio and garden through sealed unit double glazed patio doors and window, matching double glazed front bay window and attractive fire surround with living flame gas fire on raised polished hearth. The study benefits from custom built units to make this a most useful office space with suitable wiring and modems.

Professionally fitted throughout the kitchen has high quality wood finished units and drawers, integrated microwave and dishwasher, breakfast bar, sink unit with attractive tiling and ceramic tiled flooring running through to the utility room with matching units and worktops and plumbing for a washer/dryer. The stylish open plan dining area benefits from Amtico flooring and sliding patio door and window to rear garden.

To the first floor the galleried landing gives access to all five bedrooms and the family bathroom.

The 'L' shaped master bedroom benefits from a beautifully tiled en suite with mosaic detail, matching floor tiling, walk-in double shower with solid glass screen, pedestal wash hand basin, wc, sunken lighting and ladder radiator. Bedroom two benefits from built-in twin double wardrobes and bedroom furniture.

Luxuriously fitted with contemporary tiling to floors and walls the family bathroom has a white suite including walk-in double shower with twin heads, vanity unit with cupboards under, wc and ladder radiator.

Outside to the front of the house a tarmac driveway offers parking for several vehicles and further hard standing. A flagged path gives access to the rear landscaped garden for ease of management with a delightful patio adjacent to the lounge, large shaped lawn with well-stocked extended borders, specimen bushes and shrubs, path to rear of garage, outside tap and shed. The double garage has remote control powered roller garage door, recently fitted gas central heating boiler and system, power, light and personal door to rear.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk), <https://www.derby.gov.uk/environment-and-planning/planning/>

**Our Ref:** JGA/050619

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

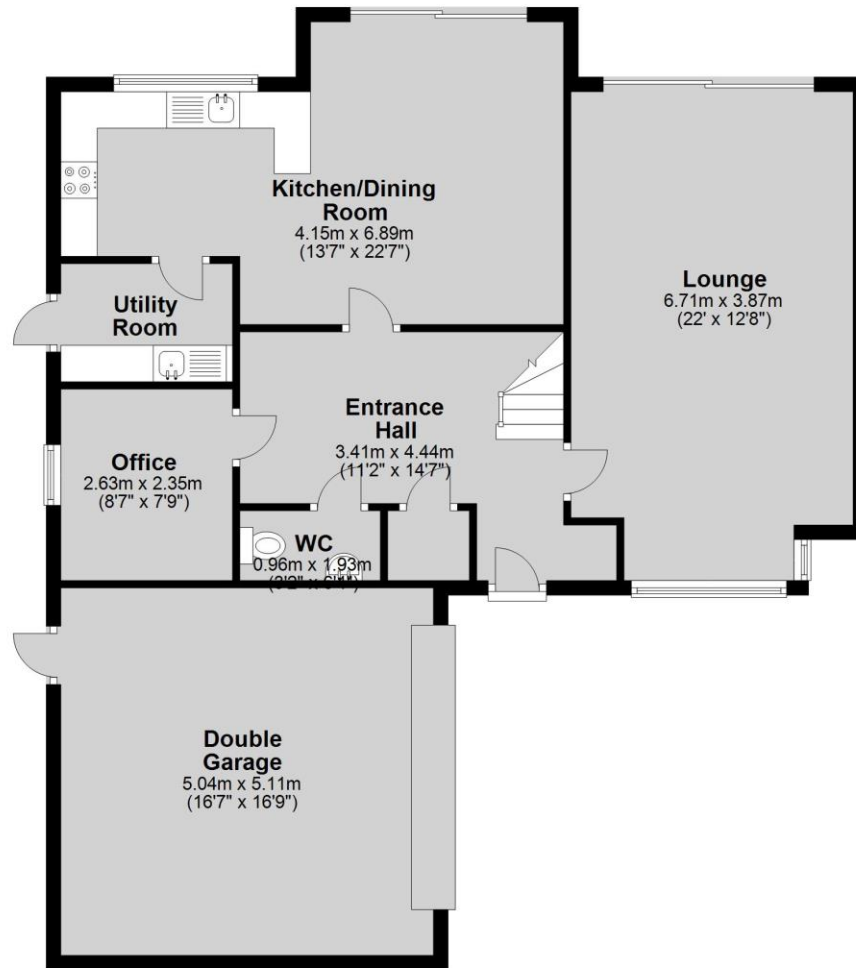




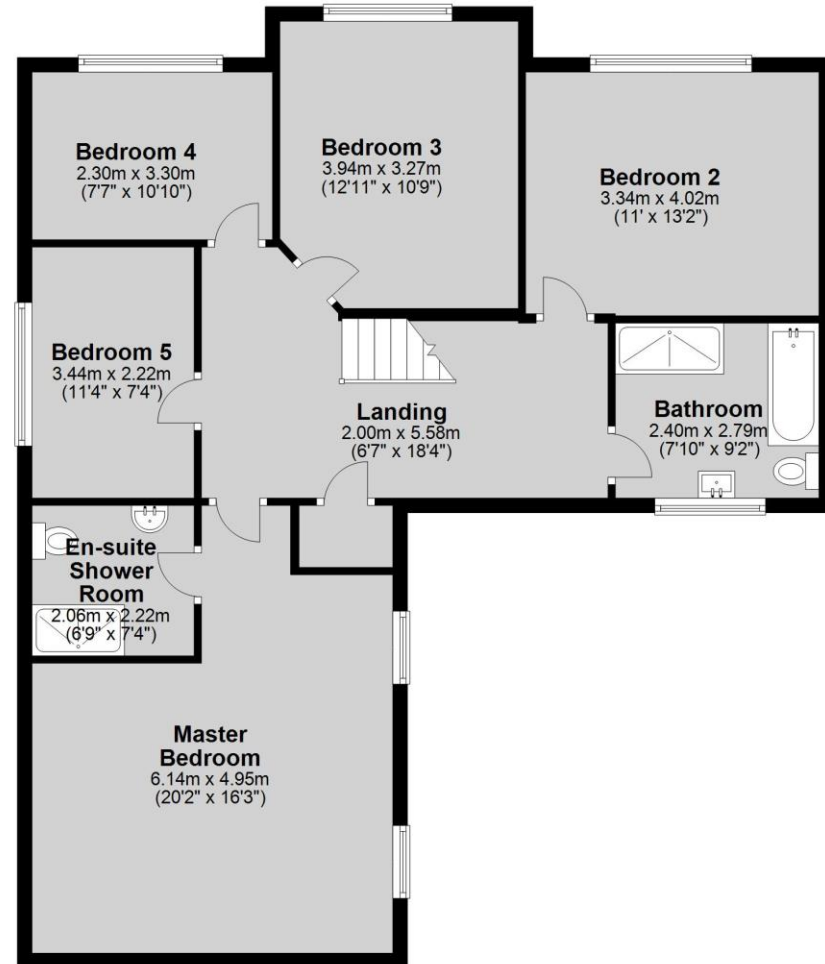




## Ground Floor



## First Floor



Total area: approx. 197.9 sq. metres (2129.8 sq. feet)

### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## 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.

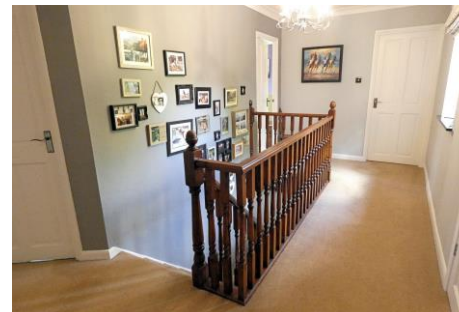
## Referral Fees

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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