Home 2 Sell

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42 Appledore Drive

Oakwood, Derby, DE21 2LN

£179,950

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Home2Sell are delighted to offer For Sale this ideal First Time Buyer property or great Buy To Let investment opportunity. Located on a quiet cul de sac in the highly sought after Derby suburb of Oakwood, an internal inspection of the well presented property will reveal a fitted kitchen, living/dining room, two well proportioned bedrooms and a bathroom. Outside there are very pleasant gardens, off road parking and a garage (which offers scope for potential conversion). The property also benefits from full UPVC double glazing and gas central heating. Early viewing is advised to avoid disappointment.





Kitchen
6'5" x 9'9" (1.96m x 2.98m)
Fitted kitchen appointed with matching wall and base units have wood effect roll edge work tops. Four pan induction hob having an extractor hood above and an electric fan assisted oven below. Inset circular single bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Spaces for a slim line dishwasher and a washing machine. UPVC double glazed window to the front elevation and a double glazed composite front entrance door. Tile effect flooring, ceiling light and a radiator.

Living Room
9'10" x 14'11" max (3.02m x 4.56m max)
A very pleasant sitting room having a wall mounted electric fire, laminate flooring, ceiling light, radiator and the stairs rising to the first floor. Two UPVC double glazed windows to the rear elevation and a UPVC double glazed door opening to the rear garden patio area.

Stairs and Landing
Carpet, a UPVC double glazed window to the front elevation, ceiling light, radiator and the loft access hatch.

Bedroom One
9'7" x 10'3" (2.94m x 3.14m)
Double bedroom with a dual aspect having UPVC double glazed windows to the front and rear elevations. Carpet, ceiling light, radiator and a useful storage cupboard with shelving also housing the gas combination boiler.

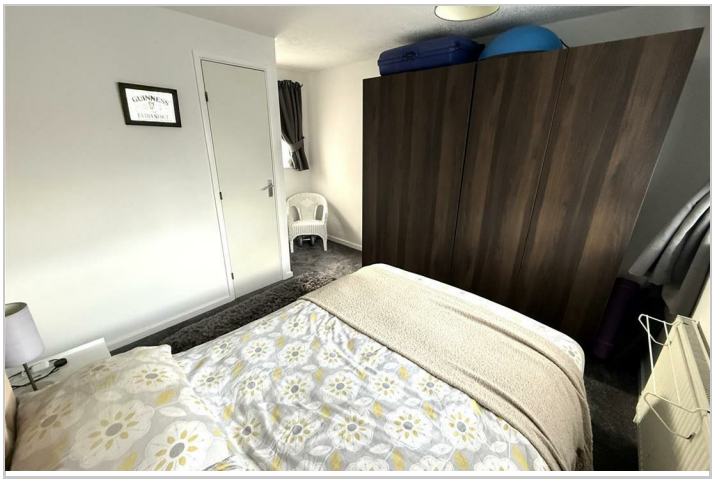
Bedroom Two
6'8" x 8'8" (2.04m x 2.66m)
The second well proportioned bedroom has a UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator.

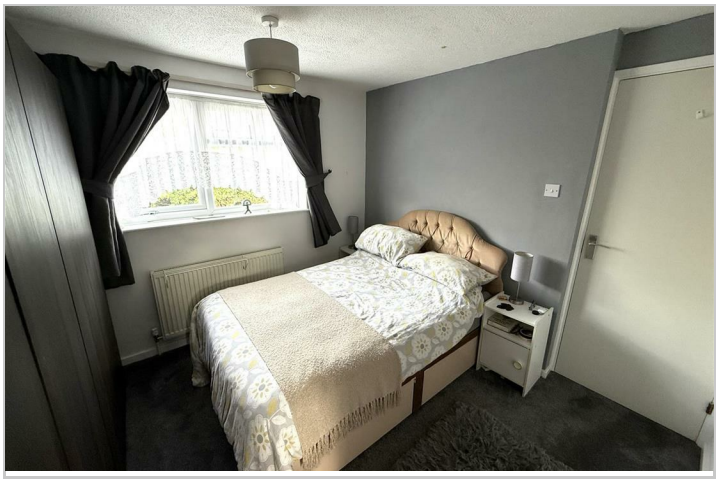
Bathroom
Appointed with a white three piece suite comprising a low flushing WC, a pedestal wash hand basin with mixer tap and a paneled side bath with pillar taps having a wall mounted shower fitted over. Complementary tiling to the splash back areas, chromed ladder style radiator, ceiling light and an opaque UPVC double glazed window to the front elevation.

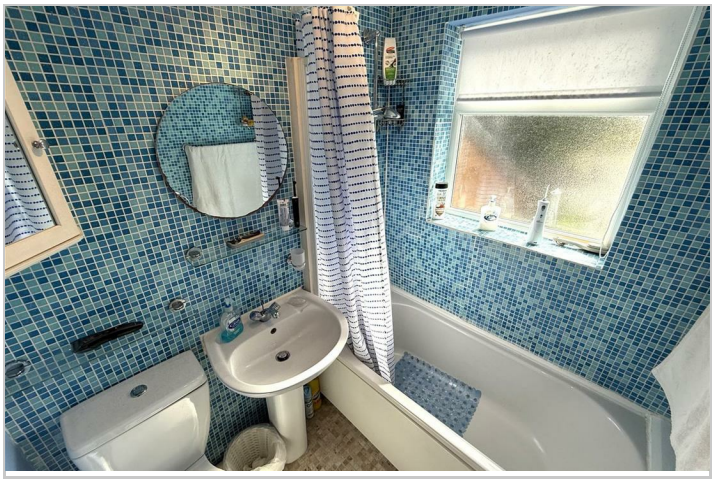
Outside
To the front of the property is a drive providing off road parking space and a lawn. The rear garden has a patio seating area, cold water tap, lawn with established borders, path to the garden shed (included) and a door in to the rear of the garage.

Garage
The garage has an up and over door to the front and a single door at the back opening to the rear garden.









Road Map



Hybrid Map



Terrain Map

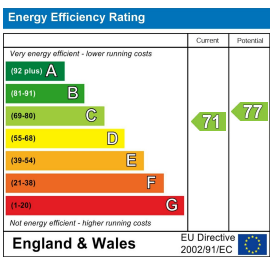


Floor Plan

Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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