



£210,000

Smalley Drive, Derby DE21 2SF

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached House
- 2 Bedrooms
- Driveway & Detached Garage
- Front & Rear Gardens
- Modern Fitted Kitchen
- Ideal First Home
- Quiet Residential Location
- Viewing Advised
- Council Tax Band B

## Property Description

Calling all first time buyers and those looking to downsize to this spacious two bedroom modern semi detached property located in the popular area of Oakwood.

## Main Particulars

New to the market is this well-presented two-bedroom modern semi-detached home, ideally situated in a quiet residential area of Oakwood. Located approximately two miles from Derby city centre, the property benefits from excellent transport links, including easy access to the A52 and A38.

The accommodation briefly comprises: an entrance hall, a modern fitted kitchen, and a spacious lounge/dining room on the ground floor. Upstairs, the first-floor landing leads to two good-sized bedrooms and a family bathroom. Externally, the home boasts a generous driveway providing ample off-road parking, a detached brick-built garage, and well-maintained gardens to both the front and rear.

This property is perfect for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended.

### Ground Floor

#### Entrance Hall

Entered via composite door from the front elevation into this light and airy entrance hallway. Wood floor covering, wall mounted radiator, staircase to 1st floor landing and internal doors accessing both the kitchen and lounge/dining room.

#### Kitchen

2.75m x 1.96m (9' 0" x 6' 5") Comprising of a range of wall and base mounted matching units incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps and tile splashback areas. Undercounter space and plumbing for washing machine, integrated electric oven, for gas hob and extractor canopy over. Space for fridge/freezer, wall mounted shelving, under cupboard lighting, tiled floor covering and double glazed window to the front elevation.

#### Living Room

4.24m x 3.86m (13' 11" x 12' 8") With the continuation of the wood floor covering from the entrance hall. Wall mounted radiator, TV point, decorative coving and sliding patio doors to the rear elevation. The focal point of the room is a wall mounted gas fire with decorative surround, backdrop and raised hearth.

#### First Floor

#### Landing

Accessed via the entrance hallway with internal doors leading to both bedrooms and bathroom. Ceiling mounted loft access point.

#### Bedroom 1

3.87m x 2.93m (12' 8" x 9' 7") With double glazed window to the rear elevation, radiator and space for wardrobes.

#### Bedroom 2

2.5m x 2.09m (8' 2" x 6' 10") Double glazed window to the front elevation, wall mounted radiator and fitted double wardrobe.

#### Bathroom

1.89m x 1.83m (6' 2" x 6' 0") Comprising of three-piece white suite to include WC, pedestal wash hand basin and bath with shower attachment over and complementary shower screen. Double glazed obscured window, wall mounted chrome heated towel rail, wood effect vinyl floor covering and part tiling to walls.

#### External

#### Outside

To the front, the property features a low-maintenance garden with thoughtfully designed planting areas. To the side, a private driveway leads to a detached brick-built garage, complete with an up-and-over door, lighting, and power supply. The rear garden is predominantly laid to lawn and enhanced by a paved patio, enclosed by timber fencing and complemented by outdoor lighting—ideal for relaxing or entertaining.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		<b>70</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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