



£325,000

Hare Edge Drive, Derby DE21 2AF

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Corner plot with front, side, and professionally landscaped rear gardens, full-width terrace, lawn, flower beds, and gravel seating area.
- Overlooking open countryside yet just 15 minutes from Derby city centre, with quick and easy access to the A38, A50 and M1
- 3 Bedrooms & 1 Reception Room
- Corner Plot Position
- Immaculately Presented Throughout
- Ideal Family Purchase
- Modern three-bedroom detached home in a quiet residential location with attractive open views.
- Entrance hallway, guest cloakroom/WC, living room, kitchen/dining room, and utility room.
- Principal bedroom with en-suite, two further bedrooms, and modern family bathroom.
- Double-width rear driveway providing off-road parking for two vehicles, leading to a detached brick-built garage with power and lighting.
- No Upward Chain
- Council Tax Band D

## Property Description

An opportunity to acquire this superb three-bedroom modern detached home, occupying a quiet residential position with a pleasant outlook.

## Main Particulars

Derbyshire Properties are delighted to present for sale this beautifully presented three-bedroom modern detached home, situated in a quiet residential location with attractive open views, offered for sale with NO UPWARD CHAIN.

The property offers well-proportioned and thoughtfully arranged accommodation, perfect for young professionals or small families. In brief, the ground floor comprises an entrance hallway, guest cloakroom/WC, living room, kitchen/dining room, and utility room. To the first floor, a landing provides access to three bedrooms, including a principal bedroom with en-suite, and a modern family bathroom.

Externally, the property occupies a corner plot with landscaped gardens to the front, side, and rear. A double-width driveway to the rear provides off-road parking for two vehicles, complemented by a detached brick-built garage with pitched roof.

Nestled on the edge of open countryside, the location offers the perfect balance of rural tranquillity and modern convenience. Residents enjoy scenic views and peaceful surroundings while being just 15 minutes from Derby city centre. The property is ideally positioned for commuters, with easy access to the A38, A50 and M1, providing excellent links across the East Midlands and beyond. Local schools, shops and amenities are all within easy reach, making this a highly desirable location for families and professionals alike.

An early internal inspection is strongly recommended to fully appreciate all that this home has to offer.

### Location

Oakwood is a highly sought-after area of Derby, perfectly combining convenience, community, and countryside living. Local shops, cafes, and supermarkets make everyday life easy, while parks and green spaces provide plenty of opportunities for walking, cycling, and family fun.

Families are well catered for with a selection of highly regarded schools nearby, while health and leisure facilities, gyms, and sports clubs are all within easy reach. The area is ideal for commuters, with Derby city centre just 15 minutes away and excellent road links via the A38, A50, and M1, as well as reliable bus routes and Derby railway station for regional and national connections.

Despite its accessibility, Oakwood retains a peaceful, semi-rural feel, with the Derbyshire countryside on the doorstep and attractions such as Markeaton Park and Elvaston Castle Country Park close by. With its combination of practicality, lifestyle, and scenery, Oakwood is a highly desirable location for families, professionals, and anyone seeking the perfect balance of town and country living.

### First Floor

#### Entrance Hall

Entered via a composite door from the front elevation into this light and inviting reception space, featuring wood floor covering, wall-mounted double radiator, double-



glazed window to the side elevation and a carpeted staircase leading to the first-floor landing.

#### Guest Cloakroom/WC

Fitted with a low-level WC, corner-mounted pedestal wash hand basin with tiled splashback, wood floor covering, wall-mounted radiator and ceiling-mounted extractor fan.

#### Living Room

With a double-glazed window to the front elevation providing pleasant views over the surrounding countryside, wall-mounted radiator and TV point.

#### Kitchen/Diner

##### Kitchen Area

A stylish kitchen comprising a range of shaker-style wall and base units with hardwood work surfaces, incorporating a 1½ bowl stainless steel sink and drainer with mixer tap. Integrated appliances include an electric oven, ceramic hob with stainless steel extractor hood, dishwasher, and fridge/freezer. A double-glazed window to the rear elevation floods the space with natural light, while a wall-mounted radiator and wood-effect flooring complete this contemporary kitchen.

##### Dining Area

Flowing seamlessly from the kitchen and hallway, the dining area features the same flooring, a double-glazed window to the side elevation, and French doors opening onto the rear garden terrace, creating a perfect space for entertaining and relaxed family living.

#### Utility Room

Continuing the matching flooring and kitchen units, this practical utility room provides useful additional storage and a secondary entrance. It offers under-counterspace and plumbing for a washing machine, a wall-mounted cupboard housing the gas combination boiler, a wall-mounted radiator, and a double-glazed door to the side elevation.

#### First Floor

##### Landing

Accessed from the entrance hallway with ceiling-mounted loft access point and internal doors leading to all three bedrooms and the family bathroom.

##### Bedroom 1

With double-glazed window to the front elevation, wall-mounted radiator, fitted wardrobes with sliding mirrored fronts, useful alcove storage and TV point.

##### En-Suite

A modern shower room comprising a WC, vanity wash hand basin, and a shower enclosure with mains-fed shower and attachment. The room features fully tiled walls, an extractor fan, a double-glazed obscured window, and a wall-mounted chrome heated towel rail.

##### Bedroom 2

With double-glazed window to the rear elevation, wall-mounted radiator and fitted wardrobes with sliding mirrored doors.

##### Bedroom 3

(Currently used as a study) with double-glazed windows to the rear and side elevations and wall-mounted radiator.

## Bathroom

A modern bathroom suite comprising a WC, pedestal wash hand basin, and a panelled bath with wall-mounted electric shower and attachment, complemented by a glass shower screen. The room features fully tiled walls, a wall-mounted heated towel rail, wood-effect flooring, a double-glazed obscured window, and an extractor fan, combining style and practicality.

## External

### Driveway & Garage

To the rear, a double-width driveway provides off-road parking for two vehicles and leads to a detached brick-built garage with an up-and-over door, complete with power and lighting.

### Outside

The property occupies a corner plot, with the front and side elevations predominantly laid to lawn, complemented by hedgerow boundaries, a paved pathway, and an external storm porch.

The professionally landscaped rear garden has been designed for both relaxing and entertaining, featuring a full-width paved terrace, a lawn with well-stocked borders, additional flower beds, and a gravel seating area, all enclosed by a combination of wall and timber fencing for privacy. Additional benefits include external lighting, a water tap, and gated access to the rear driveway and garage.

## Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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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>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</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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