

CURRAN  
BIRDS  
+ CO

Gleadsmoss Lane  
Oakwood, Derby  
£300,000





# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**STYLISH UPGRADED DETACHED HOME WITH DELIGHTFUL OUTLOOK TOWARDS GREEN** – An immaculately presented and extensively upgraded three-bedroom detached family home, occupying a desirable cul-de-sac position close to excellent local shops and amenities.

The property has been significantly improved and finished to a high standard throughout. The accommodation briefly comprises: entrance hallway, downstairs WC, spacious living room with open-plan staircase, family room, and a superb dining kitchen with bi-fold doors opening out to the rear garden. To the first floor, the landing leads to three well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from a double-width block-paved driveway and a lawned front garden. A side pathway provides access to the beautifully landscaped, south-east facing rear garden, which offers a high degree of privacy and features a generous porcelain-paved patio and lawned area.









## The Detail

On entering the property, a welcoming hallway with oak-effect flooring provides access to the living room and a well-appointed downstairs wc. The spacious living room features a continuation of the oak-effect flooring, bay window to the front contemporary, tall contemporary column radiator and open plan staircase to the first floor landing. The living room also provides doorway access to the family room and open plan access to the dining kitchen. The light filled family room has window to the front and french doors leading to the rear garden.

The beautiful dining kitchen has been fitted with contemporary styled cream high-gloss cabinetry, oak-effect worktops and quality integrated appliances, oak effect flooring, tall contemporary column radiator, window overlooking the rear garden and bi-folding doors open onto the rear patio, creating a seamless indoor-outdoor connection ideal for entertaining.

Upstairs are three well proportioned bedrooms, including a spacious primary with mirrored fitted wardrobes, a rear-facing double with further built-in wardrobes, and a third bedroom enjoying an open green outlook to the front. The family bathroom is fitted with a stylish white suite, electric shower, vanity unit and chrome fixtures. The landing also gives access to a useful airing cupboard with built in radiator and there is also loft access off the first floor landing with access to a boarded loft space providing useful storage and giving access to the gas central heating boiler.

Outside, there is a block-paved driveway to the front provides parking for two vehicles with a lawned front garden. There is pathway access with gate leading to the delightful south east facing rear garden with extensive porcelain paved patio area, raised level lawn with borders and conifer tree boundary to the rear. There is also a useful composite shed that provides useful storage.











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## The Location

Gleadsmoss Lane enjoys a quiet cul-de-sac position with an outlook towards an open green space with beautiful mature trees. The property is set within the popular Oakwood area, known for its family-friendly environment and excellent amenities.

A selection of well-regarded schools are located nearby, along with local shops, cafes and healthcare facilities. The area is also well served by public transport, with regular bus routes providing swift access to Derby city centre.

Outdoor enthusiasts will appreciate the proximity to Chaddesden Wood and Oakwood Park, both offering scenic green spaces for walking and recreation.

For commuters, convenient links to the A52 and A38 ensure easy travel to surrounding areas and major transport hubs.





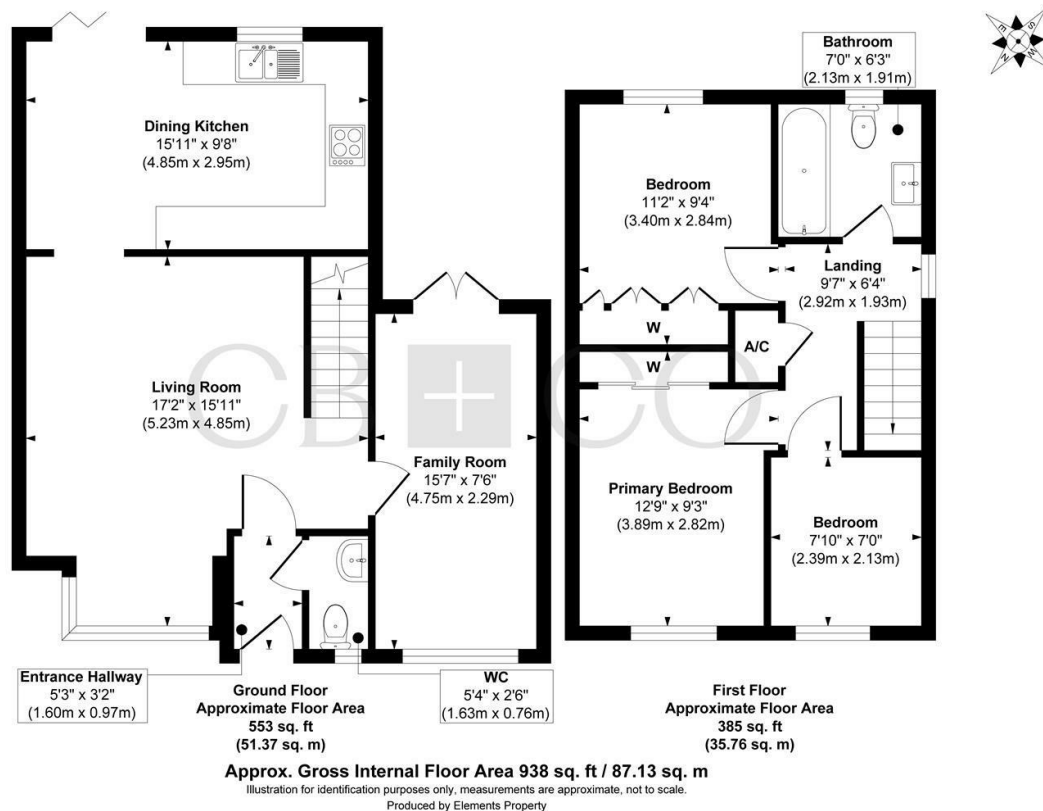








## Gleadsmoss Lane, Oakwood, Derby



## The Particulars

- Superb Upgraded Detached Family Home
- Delightful Cul-de-Sac Location with Views towards Green
- Tastefully Presented & Beautifully Appointed
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC, Family Room & Spacious Living Room
- Superb Contemporary Dining Kitchen with Bi-Folding Doors
- Three Well Proportioned Bedrooms & Bathroom
- Block Paved Driveway & Delightful South Facing Rear Garden
- Close to Excellent Local Shops & Amenities
- No Chain

### Size

Approx 938.00 sq ft

### Energy Performance Certificate (EPC)

### Rating

### Council Tax Band

C



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Let's *Talk*

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