

CURRAN  
BIRDS  
+ CO

Somerby Way  
Oakwood, Derby  
Offers in excess of: £318,500



# CURRAN BIRDS + CO

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



EXTENDED DETACHED HOME WITH CORNER PLOT POSITION - A well maintained and extended detached family home located on this corner plot position with driveway and detached garage to the rear. This property occupies this ever popular location for families and is conveniently located close to excellent local shops, amenities, parks and schooling.

This detached family home has been extended to the ground floor with a full width rear extension and the property in brief comprises: entrance hallway, downstairs wc, lounge with double doors leading to a separate dining room, play room and there is a well appointed kitchen and separate utility room. The first floor landing gives access to four well proportioned bedrooms and a contemporary bathroom.

Externally the property offers low maintenance garden areas with a driveway at the rear leading to the single detached brick built garage. The delightful low south west facing rear garden again offers low maintenance patio seating areas.









## The Detail

This beautifully maintained and extended four bedroom detached family home, enjoys a pleasant position within the established residential setting of Oakwood. The property offers three reception rooms with excellent ground floor living space with a full width ground floor extension adding a utility room and additional reception room with french doors onto the rear garden

The home opens into a spacious hallway with access to a downstairs WC and practical under-stairs storage. The lounge is well-proportioned and features a central fireplace, with double doors linking through to the dining room which then leads to a useful third reception room overlooks the garden and offers flexibility for use as a home office, snug or playroom. The kitchen is fitted with ample cupboard space, integrated ovens and a five-ring gas hob, with room for additional appliances. The adjoining utility room provides further storage and has a door to the rear garden. Upstairs, there are four good-sized bedrooms and a well appointed contemporary bathroom with white three piece suite including a shower over the bath.

Outside, the south west facing rear garden has been paved for ease of maintenance and includes a shed and garage access and is enclosed by a timber fence panelled boundary. To the front, there is a further low-maintenance area, and a driveway at the rear leads to the single garage, complete with power and lighting.











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## The Location

Oakwood is a well-established and convenient residential suburb, popular with families and professionals thanks to its balance of local amenities and access to open green spaces. A short walk away, you'll find a local shopping parade with supermarkets, cafes, medical services and a leisure centre. Nearby Chaddesden Wood and Oakwood Park provide excellent outdoor space for walking and recreation.

The area is also well placed for access to reputable schools and benefits from frequent bus services into Derby city centre, which offers a wide choice of restaurants, shops and cultural attractions. For commuters, the property offers excellent road links to the A38, A52 and A50, connecting easily to the M1 and key regional employers such as Rolls-Royce, Toyota and the Royal Derby Hospital.





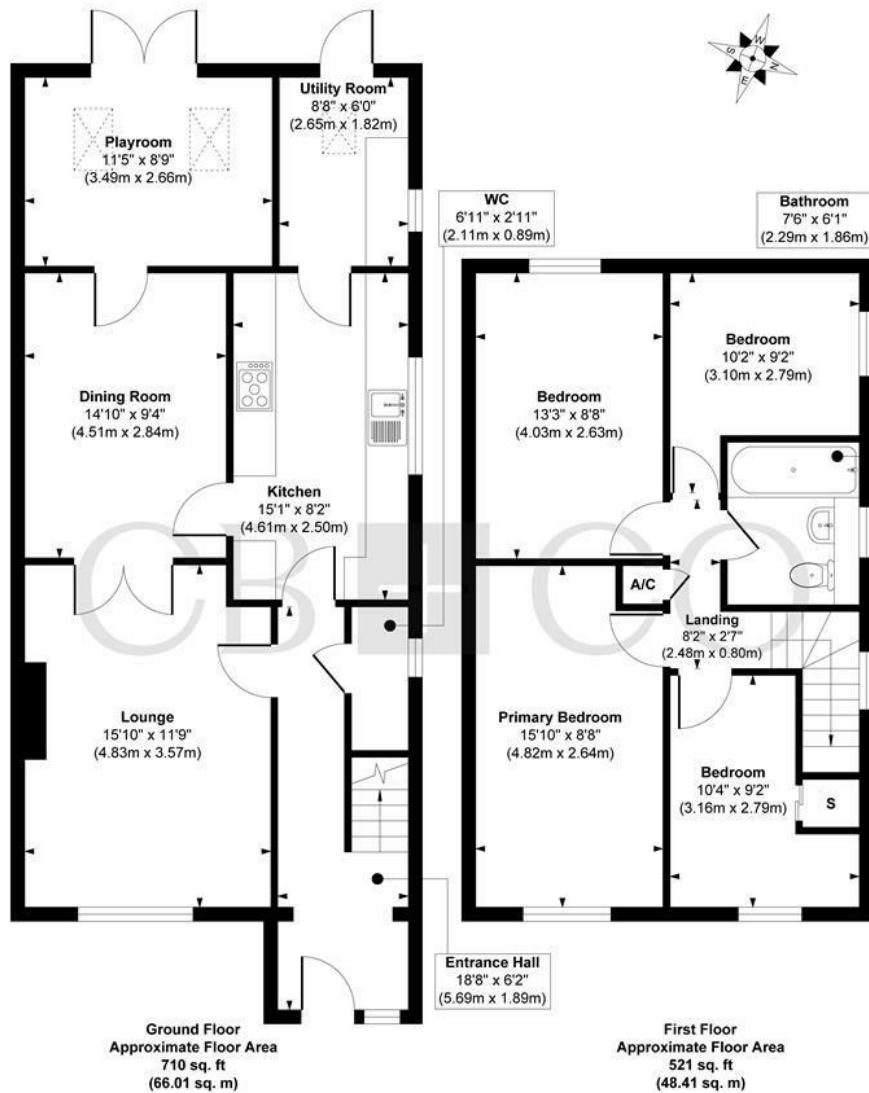








Somerby Way, Oakwood, Derby



Approx. Gross Internal Floor Area 1231 sq. ft / 114.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Well Maintained Extended Detached Family Home
- Corner Plot Position with Driveway & Garage to Rear
- Ideal Family Home - Close to Parks & Local Schooling
- Over 1200 Square Feet of Living Accommodation
- Entrance Hallway, WC, Lounge, Dining Room & Play Room
- Well Appointed Kitchen & Separate Utility Room
- Four Bedrooms & Contemporary Bathroom
- South West Facing Low Maintenance Rear Garden
- Driveway to Rear & Detached Single Garage
- Close to Excellent Local Shops & Amenities

### Size

Approx 1231.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

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Let's *Talk*

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