



GLEADSMOSS LANE, OAKWOOD, DERBY

PRICE £230,000

3 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO GLEADSMOSS LANE

IDEAL FIRST TIME BUY, SUPERB POSITION - Enjoying an attractive position overlooking a pleasant green to the front, this well-presented three-bedroom home offers a superb balance of comfortable living space, modern finishes and practical everyday convenience. Thoughtfully maintained by the current owners, the property is ideally suited to first-time buyers, professionals and those looking for a home that is ready to move into.

The ground floor has been designed with modern lifestyles in mind, featuring a fitted kitchen, useful guest cloakroom and a spacious lounge which extends into a conservatory, creating versatile reception space for both relaxing and entertaining. Outside, the property benefits from a private enclosed garden with decking, patio seating areas and established planting, providing an attractive setting to enjoy throughout the year.

A feature spiral staircase leads to three well-proportioned bedrooms and a contemporary bathroom, while further benefits include a garage with additional boarded roof storage, off-road parking, double glazing and a Worcester Bosch combination boiler. Conveniently positioned for local amenities, green spaces and transport connections, this is a home that combines practicality, comfort and an appealing setting in equal measure.

THE DETAIL

Entering the property through a recently fitted composite front door with inset and side glazing, you are welcomed into an entrance hallway where wood grain effect flooring creates a modern feel and continues through much of the ground floor. Positioned to the front of the property is the fitted kitchen, appointed with a range of matching wall and base units, drawers and roll-edge work surfaces. Integrated appliances include a Zanussi electric oven and hob with a stainless steel cooker hood above, whilst there is additional space for a fridge-freezer and plumbing for a washing machine. A wall-mounted Worcester Bosch combination boiler is also located within the kitchen.

The hallway provides access to a useful built-in storage cupboard along with a ground floor WC, fitted with a vanity unit incorporating a wash hand basin, tiled splashbacks and WC.

Located at the rear of the property, the spacious lounge provides an excellent area for everyday living and entertaining. A feature fireplace with inset coal-effect gas fire creates an attractive focal point, whilst the room offers flexibility for both lounge furniture and a dining table if desired. Wood grain effect flooring continues through the space, enhancing the cohesive feel of the accommodation. The lounge opens into the conservatory, creating additional reception space and an ideal area for dining. Finished with grey wood grain effect flooring, the conservatory enjoys views over the garden and features sliding doors opening onto the decking, allowing for easy enjoyment of the outdoor space.

A feature spiral staircase rises from the lounge to the

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first-floor landing. The principal bedroom is positioned at the rear of the property and benefits from two windows allowing excellent levels of natural light, together with space for wardrobes. Two further bedrooms are situated to the front and enjoy an attractive outlook across the neighbouring green space. The bathroom is fitted with a panel bath incorporating a thermostatic rainfall shower and additional shower attachment, wash hand basin, low-level WC and heated towel radiator.

Outside, the rear garden provides a private and enclosed outdoor environment, thoughtfully arranged to offer a variety of spaces to relax and entertain. A raised decking area provides an excellent seating area, whilst a patio and lawn are complemented by well-stocked shrub borders that add colour and interest throughout the year. Panel fencing encloses the garden, creating a pleasant degree of privacy. The garden also provides access to the garage, which benefits from power, lighting, up-and-over doors and a ladder leading to a boarded roof space, offering useful additional storage. To the front, a block-paved driveway provides off-road parking alongside a lawned frontage.

Oakwood is a well-established residential area offering a range of local amenities, schooling and regular public transport services. Nearby parks and green spaces provide excellent opportunities for walking, recreation and outdoor leisure activities, whilst a variety of shops, cafés and everyday amenities are within easy reach. The area continues to be a popular choice for a wide range of buyers thanks to its convenient amenities and excellent community feel.



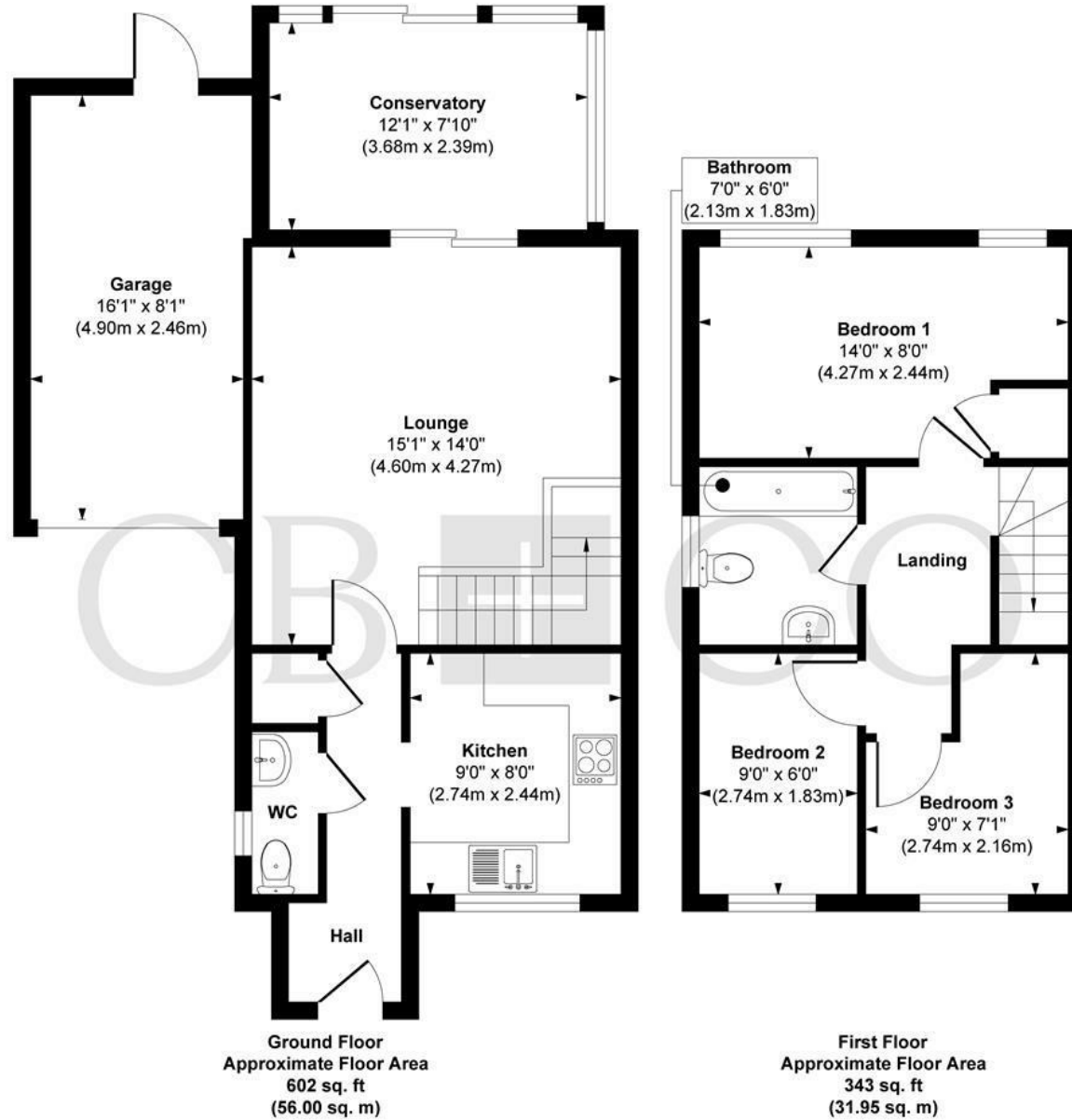


EVERY SNACK YOU MAKE
EVERY MEAL YOU MAKE
EVERY BITE YOU TAKE
I'LL BE WATCHING YOU





Gleadsmoss Lane



Approx. Gross Internal Floor Area 945 sq. ft / 87.95 sq. m (Including Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

945.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Three Bedroom Home Enjoying An Attractive Position Overlooking A Pleasant Green Space
- Spacious Lounge Featuring A Coal Effect Gas Fire And Flexible Living And Dining Space
- Conservatory Providing Additional Reception Space And Garden Views
- Principal Bedroom Positioned To The Rear With Excellent Natural Light From Two Windows
- Two Further Bedrooms Enjoying An Attractive Outlook Across The Green To The Front
- Contemporary Bathroom Featuring A Rainfall Shower,
- Private Enclosed Rear Garden With Decking, Patio, Lawn And Established Shrub Borders
- Garage With Power, Lighting And Boarded Roof Storage Space
- Block Paved Driveway Providing Off Road Parking
- Ideal For A First Time Buyer

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

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MICKLEOVER

THE STUDIO

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