



MORLEY GARDENS, OAKWOOD, DERBY

PRICE £265,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO MORLEY GARDENS

GENEROUS CORNER PLOT WITH DETACHED GARAGE & SUPERB HOME OFFICE - A beautifully presented and impeccably maintained semi-detached property, occupying this highly sought after private cul-de-sac location on Morley Gardens on the edge of Oakwood and located close to open open countryside.

The property has been appointed to an impressive specification throughout and features: entrance hallway, living room, superb open plan dining kitchen with range cooker and french doors to the rear garden. Upstairs, the first floor landing leads to two generous double bedrooms and a contemporary shower room.

The property occupies this generous corner plot position with delightful landscaped gardens and stunning high specification Cabin Master Home Office. The property also has TWO DRIVEWAYS and a detached garage to the rear.

THE DETAIL

Accessed via an attractive composite front door with frosted glass inset panels and matching full-height double-glazed side windows, the welcoming entrance hall features tile-effect flooring, a staircase rising to the first floor, and doors leading to the living room and open-plan dining kitchen.

The living room is a bright and stylish reception space, centred around a contemporary fireplace with a cream surround, granite hearth and inset electric pebble-effect fire. A double-glazed bay window provides plenty of natural light. To the rear, the impressive open-plan dining kitchen offers an ideal space for modern living and entertaining. The dining area features French doors opening onto the rear garden, while the kitchen is fitted with a range of blue panelled units, quartz worktops, a Belfast sink and contrasting solid oak work surfaces. Integrated appliances include a fridge and freezer, while a Kensington dual-fuel range cooker with extractor hood creates an attractive focal point.

The first-floor landing provides access to two well-proportioned bedrooms and a contemporary shower room. The primary bedroom is a generous double room with two front-facing windows with built black out blinds, while the second bedroom benefits from a useful built-in storage cupboard. The beautifully appointed shower room is fitted with a white three piece suite, grey tiled floor, chrome ladder style heated towel rail and rear facing window.

Occupying an attractive corner plot position, the property enjoys a lawned front garden with planted borders and a double-width block-paved driveway. To the rear, there a delightful low maintenance landscaped garden with decorative gravelled beds, block paved seating area and a raised level composite decked seating area which leads to the stunning Cabinmasterhome office. This high specification home office has been beautifully appointed and offers an insulated working space with power and light. There is gated access from the rear garden leading to the rear driveway and detached garage, which benefits from an electric up-and-over door, power and lighting.

CB+CO





Location

This property offers a delightful cul-de-sac position off Morley Road, located just a moments walk away from open countryside and access by footpath leading to the beautiful Locko Park. This property is situated within easy access of amenities in Oakwood and Chaddesden.

Oakwood is a popular residential location, situated approximately 4 miles east of Derby City Centre, and is well placed for a good range of local shops and amenities with Oakwood with a parade of shops and supermarket and a post office located at the Oakwood District Centre and also on Smalley Drive. There are also educational facilities, both at primary and secondary level and regular bus services to Derby City Centre.

Local recreational facilities nearby include Springwood Leisure Centre, recreational park and Locko Park with its delightful scenery and country walks. It is also well placed for three noted golf courses, to include the Breadsall Priory Country Club, Morley Hayes Country Club and Horsley Lodge Country Club. Furthermore, Elvaston Castle is only a short drive away (3 miles), again offering delightful scenery and country walks.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





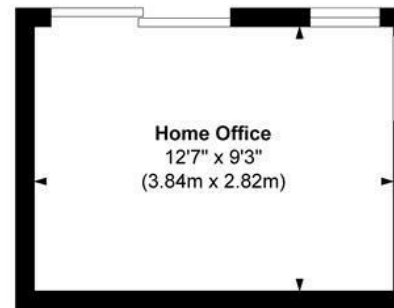
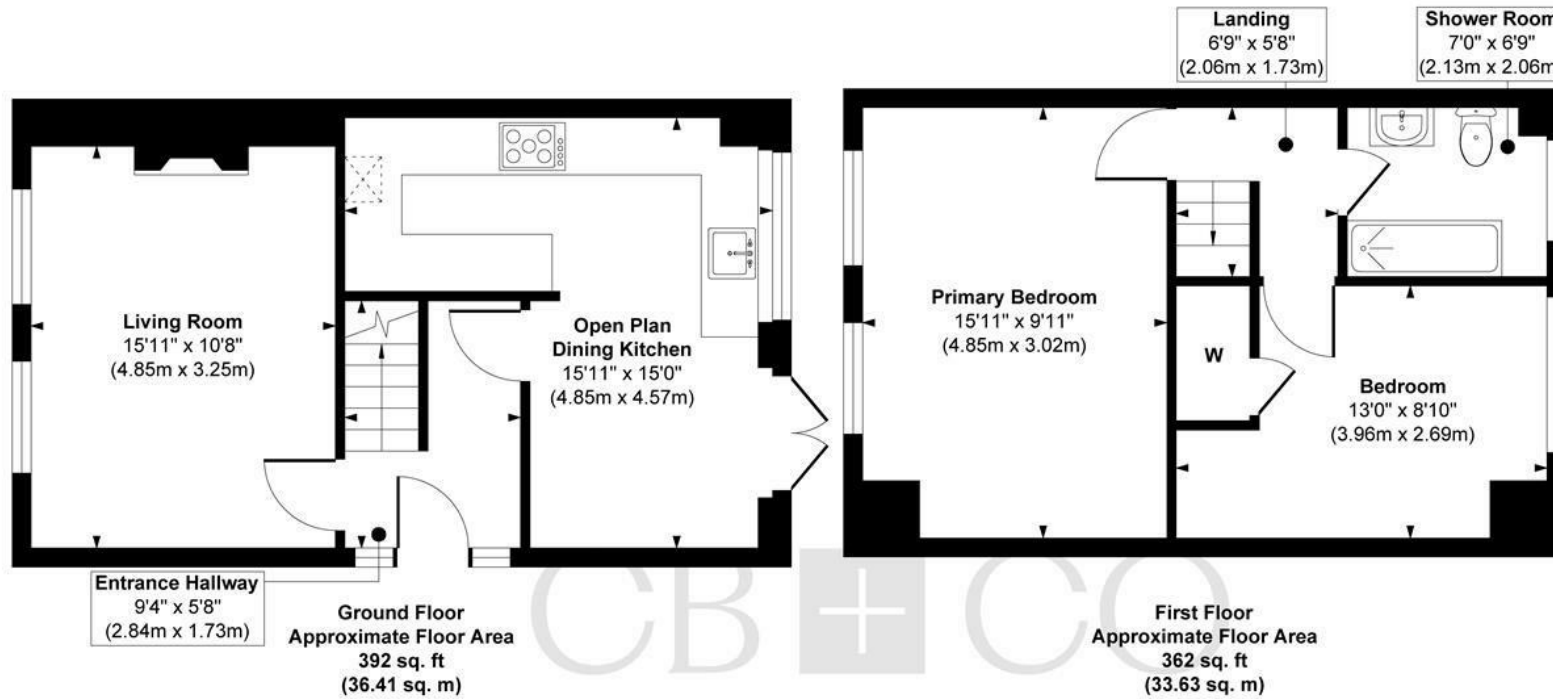
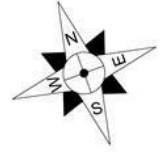








Morley Gardens, Oakwood, Derby



Outbuilding
Approximate Floor Area
116 sq. ft
(10.77 sq. m)

Approx. Gross Internal Floor Area 870 sq. ft / 80.81 sq. m (Including Outbuilding)

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

Produced by Elements Property

THE PARTICULARS

APPROX

870.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Truly Immaculate Semi-Detached Home on Generous Corner Plot
- Comprehensively Upgraded & Quality Specification
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway & Stylish Living Room
- Superb Open Plan Dining Kitchen with French Doors to Rear Garden
- Two Double Bedrooms & Superb Contemporary Shower Room
- Stunning High Specification Cabinmaster Home Office
- Delightful Landscaped Gardens
- Two Driveways & Detached Single Garage
- Close to Open Countryside & Locko Park

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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