

CURRAN
BIRDS
+ CO

Oberon Close, Chellaston
£390,000



CURRAN BIRDS + CO

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



QUIET CUL-DE-SAC LOCATION, SUPERB FAMILY HOME - A beautifully presented four-bedroom detached home offering generous living space and a layout well suited to modern family life. Positioned within a popular residential setting, this property combines practical design with inviting interiors and a well-maintained garden that provides an enjoyable outdoor retreat.

The ground floor features a bright lounge with a bay window and feature fireplace, flowing through to a dining room with direct access to the garden. The kitchen provides a sociable environment with space for dining and leads to a separate utility area. Upstairs, four well-proportioned bedrooms include a spacious principal suite with en-suite shower room. Off-road parking, an integral garage, and a car charging point further enhance this appealing family home.





The Detail

The property opens into a welcoming entrance hallway with laminate flooring and stairs rising to the first floor. The lounge is positioned at the front of the home and benefits from a bay window that draws in excellent natural light, along with coving and a feature fireplace with pebble-effect gas fire, creating a comfortable living space. Double doors connect the lounge to the dining room, which enjoys garden views and sliding doors opening onto the patio.

The kitchen is fitted with matching wall and base units, work surfaces, tiled splashbacks and recessed lighting. Integrated appliances include a gas hob, electric oven, dishwasher, fridge and freezer, while a window overlooks the rear garden. A useful utility room extends the kitchen space, providing an additional sink, plumbing for appliances and access to a ground floor WC.



Upstairs, the landing leads to four bedrooms and a family bathroom. The principal bedroom benefits from full-height fitted wardrobes and an en-suite shower room. Two further rear-facing double bedrooms offer generous proportions, while the fourth bedroom also includes fitted wardrobes and additional storage. The loft space is boarded and insulated.

Externally, the rear garden features a patio seating area, mature planted borders and a well-kept lawn. The driveway provides parking and leads to an integral garage, with the added convenience of a car charging point.





CURRAN BIRDS + CO

The Location

Chellaston is a well-established suburb of Derby that offers a strong sense of community alongside excellent everyday amenities. The area is particularly popular with families thanks to its well-regarded local schooling, making it a practical and appealing place to settle long term. Residents benefit from a range of nearby supermarkets, independent shops, coffee spots and welcoming local pubs that provide relaxed settings for meeting friends or enjoying a meal.

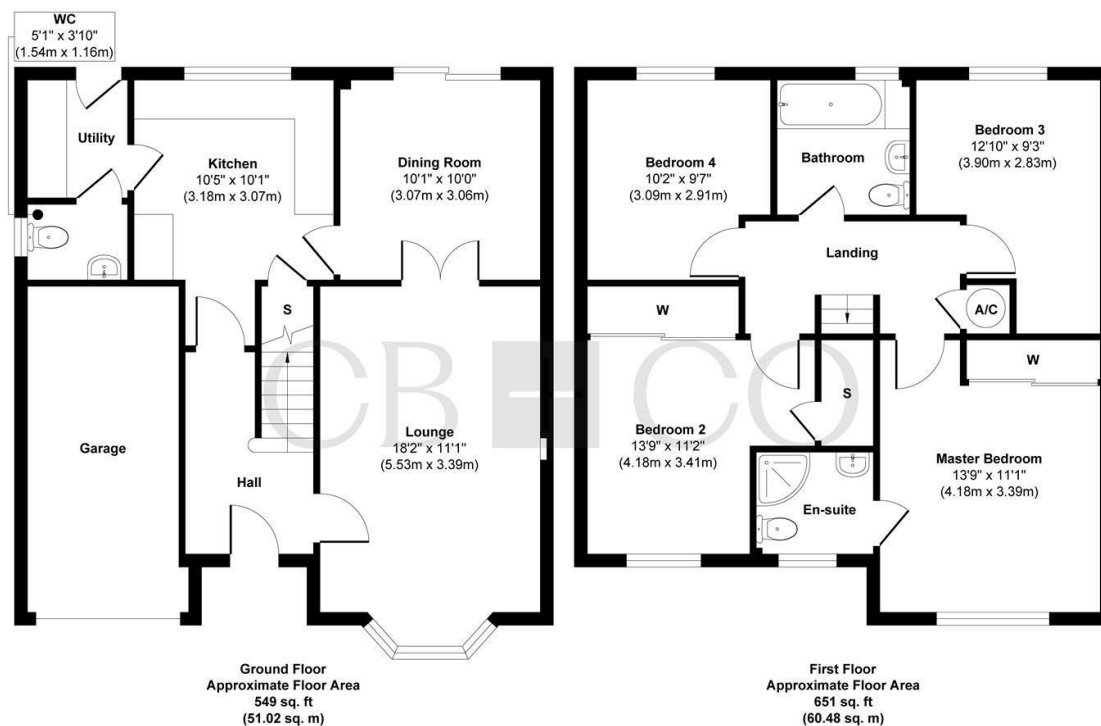
The property also sits close to the edge of the South Derbyshire countryside, giving easy access to scenic outdoor spaces. Calke Abbey is a short drive away and offers parkland, woodland walks and cycling routes. The nearby Cloud Trail provides an excellent route for walking, running and cycling. The location is also convenient for those working at Rolls-Royce or travelling via East Midlands Airport, both within comfortable reach.







Oberon Close



Approx. Gross Internal Floor Area 1200 sq. ft / 111.50 sq. m (Excluding Garage)

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

Produced by Elements Property

The Particulars

- Four Bedroom Detached Family Home
- Peaceful Cul-De-Sac Position
- Spacious Lounge With Bay Window And Feature Fireplace
- Separate Dining Room With Garden Access
- Well Equipped Kitchen With Integrated Appliances
- Separate Utility Room With Additional Sink And Appliance Space
- Fitted Wardrobes To Two Bedrooms
- Boarded And Insulated Loft Space
- Mature Landscaped Rear Garden With Patio And Lawn
- Driveway And Integral Garage, Electric Car Charging Point

Size

Approx 1200.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

E

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved