



WOODTHORNE AVENUE, SHELTON LOCK, DERBY

PRICE £295,000

2 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO WOODTHORNE AVENUE

IMMACULATE DETACHED BUNGALOW ON A LARGE LANDSCAPED PLOT - Occupying a delightful position at the head of a cul-de-sac, this beautifully presented detached bungalow offers an excellent combination of comfortable single-storey living, generous outside space and versatile accommodation. Set within a substantial plot, the property enjoys beautifully landscaped gardens that are considerably larger than typically found in the area, benefitting from a south-westerly aspect that allows the gardens to enjoy afternoon and evening sunshine.

The accommodation is superbly presented throughout and includes a spacious lounge diner with a feature log burner, two double bedrooms with fitted furniture, a well-appointed kitchen and a versatile conservatory providing valuable additional living space. Extensive patio areas, mature planting, multiple seating areas and a range of useful outbuildings create an attractive environment for both relaxation and entertaining.

Further benefits include a garage with power and lighting, ample storage facilities and a summer house with power supply, offering excellent flexibility for home working, hobbies or leisure use. Combining impressive gardens, practical accommodation and a desirable cul-de-sac position, this is a property that offers an enjoyable lifestyle both inside and out.

THE DETAIL

The Detail

Entering the property through the feature entrance door with inset glazing, you are welcomed into a central hallway finished with attractive grey wood-effect flooring. The hallway provides access to the loft space and the principal accommodation.

The kitchen is fitted with a range of matching wall and base units together with a shaker-style sink and drainer unit incorporating a mixer tap. Additional features include a gas hob with cooker hood, electric oven and useful pantry providing valuable storage space whilst housing the combination boiler. Grey wood-effect flooring continues through the kitchen, complementing the property's well-presented interior.

Located at the rear of the property, the spacious lounge diner provides an excellent setting for both everyday living and entertaining. The room enjoys an abundance of natural light from windows to the side and French doors opening directly onto the garden. A feature fireplace incorporating a log burner creates an attractive focal point and adds warmth and character to the space, whilst the generous proportions comfortably accommodate both seating and dining furniture.

The conservatory offers exceptional versatility and has been thoughtfully equipped with heating, power, lighting, worktop space and plumbing for under-counter appliances. Whether utilised as a garden room, utility area, additional dining space or relaxing sitting area, it provides valuable additional accommodation overlooking the gardens.

Both bedrooms are comfortable double rooms and benefit from fitted furniture. The principal bedroom features fitted wardrobes and a bay window, creating a bright and welcoming atmosphere. The second bedroom also enjoys a bay window and includes fitted wardrobes together with a dressing table and chest of drawers, providing excellent storage and practicality.

The shower room is well appointed and comprises a large walk-in shower with electric shower, wash hand basin set within a vanity unit with storage drawers, WC, heated towel radiator and recessed lighting. A large high-gloss bathroom cabinet further enhances the storage provision and contributes to the contemporary finish.

CB+CO





Outside, the gardens are undoubtedly one of the property's most impressive features. Occupying a larger-than-average plot, the beautifully landscaped gardens enjoy a favourable south-westerly aspect, allowing the outdoor space to benefit from afternoon and evening sunshine. Extensive patio areas extend to both the side and rear, creating superb spaces for outdoor dining, entertaining and relaxation. Raised pebble borders, raised planting beds, mature trees and artificial lawns combine to create an attractive and low-maintenance environment, whilst multiple seating areas allow different viewpoints from which to enjoy the gardens throughout the day.

Further external features include three useful storage sheds, a greenhouse and an ornamental street lamp that adds character to the setting. The summer house benefits from power and provides a versatile space ideal for home working, hobbies or simply enjoying the garden surroundings. The garage is fitted with an up-and-over door together with power and lighting and benefits from direct access from the garden. External hot and cold water taps provide additional convenience for gardening and outdoor maintenance.

Shelton Lock is a well-established residential area that continues to prove popular with a wide range of buyers. The property enjoys convenient access to local amenities including shops, a primary school and public houses, whilst nearby canal-side and countryside walks provide excellent opportunities for outdoor recreation. Derby city centre, Chellaston and Melbourne are all easily accessible, offering an extensive range of shopping, leisure and dining facilities.





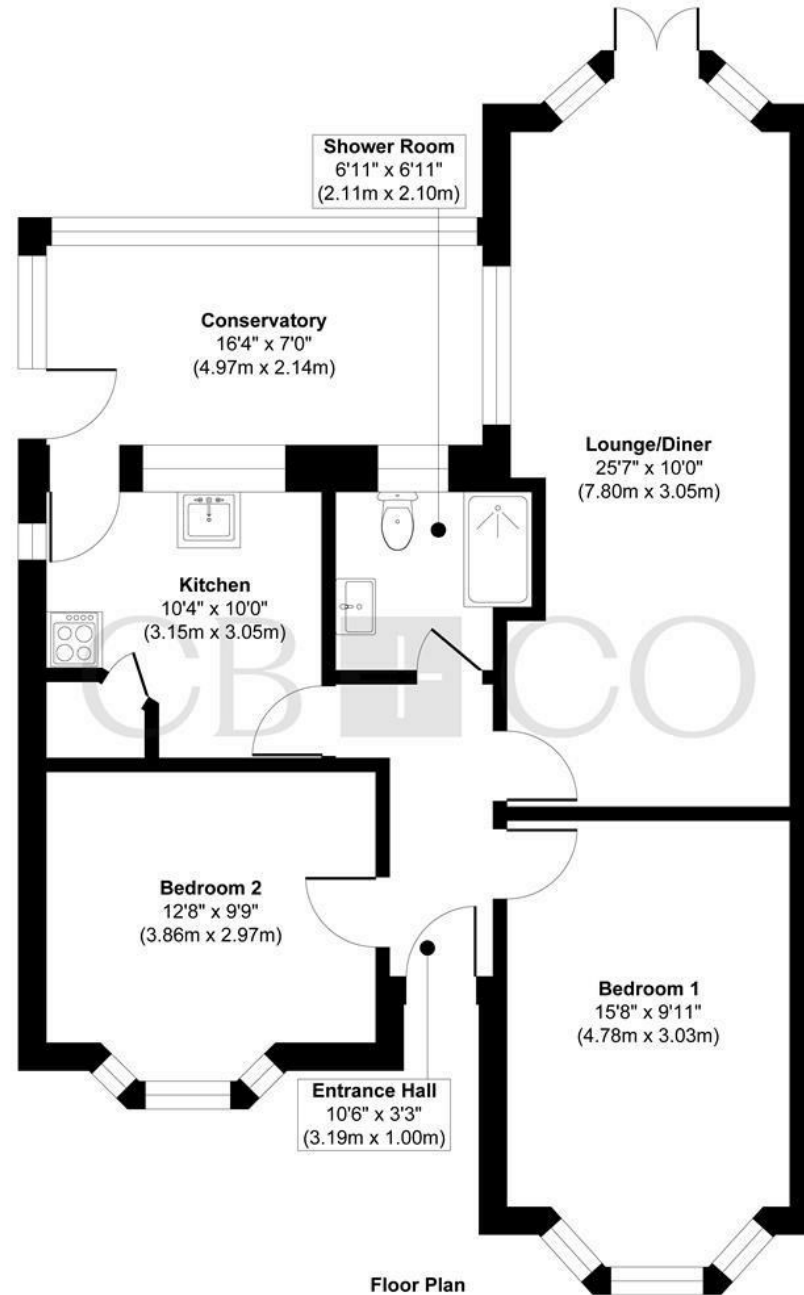








Woodthorne Avenue



Floor Plan

Approx. Gross Internal Floor Area 845 sq. ft / 78.59 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

845.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Immaculate Detached Bungalow Occupying A Generous Landscaped Plot
- Tucked Away At The Head Of A Quiet Cul-De-Sac Position
- Spacious Lounge Diner With Feature Log Burner And Garden Access
- Versatile Conservatory With Heating, Power And Utility Facilities
- Well-Appointed Kitchen With Matching Units And Pantry Storage
- Two Double Bedrooms With Bay Windows And Fitted Furniture
- Beautifully Landscaped Gardens, Extensive Patio Areas Ideal For Outdoor Dining
- Summer House With Power Ideal For Home Working Or Hobbies
- Garage With Power, Lighting And Direct Garden Access
- Greenhouse, Three Storage Sheds And External Hot And Cold Water Taps

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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