

CURRAN
BIRDS
+ CO

14, DE21
£102,500



CURRAN BIRDS + CO

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



Positioned on a quiet cul-de-sac on the edge of a residential estate in Oakwood, this well-presented two bedroom semi-detached home is available on a 50% shared ownership basis, offering an accessible route to home ownership for first-time buyers. The property enjoys a peaceful setting with countryside views to the front and private driveway parking for two vehicles.

The ground floor layout has been thoughtfully arranged, beginning with an entrance hallway and a convenient downstairs WC. The lounge faces the front and features decorative wall panelling that adds warmth and texture to the space. At the rear, the kitchen/diner offers a practical and sociable environment, with a full range of integrated appliances, generous work surfaces, recessed lighting, and French doors that open onto the garden. A useful understairs storage cupboard is also accessed from the kitchen.

Upstairs, there are two well-proportioned double bedrooms. The front bedroom includes double windows that frame views over a nearby pond and open fields, along with built-in wardrobes, a storage cupboard, and further fitted drawer units. The rear bedroom overlooks the garden and is similarly well-appointed with high-quality wardrobes, additional storage, and wall panelling. A modern bathroom with a three-piece suite completes the first floor.

Outside, the landscaped garden includes a patio area, raised planting beds, and a lawn with favourable sunlight, making it a practical and enjoyable extension of the living space. Side gated access offers convenience, and the driveway comfortably accommodates two vehicles.

Oakwood provides easy access to countryside walking routes, local pubs, and nearby golf courses, while Derby city centre is a short drive away for wider amenities and transport links.









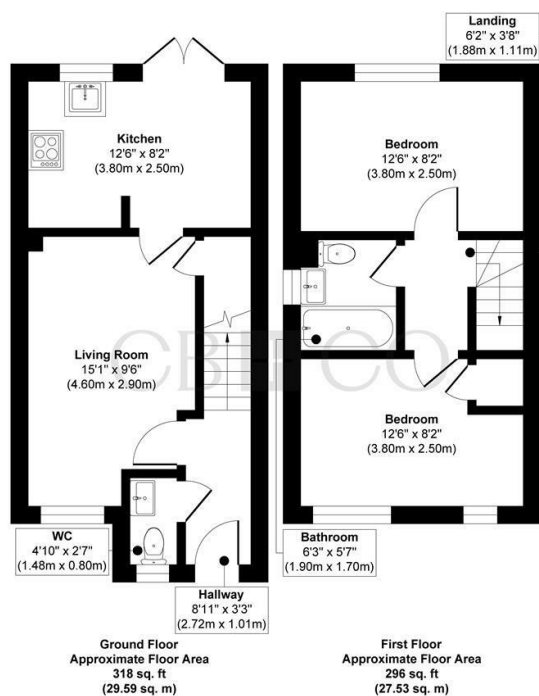
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14 Bole Hill Way



Approx. Gross Internal Floor Area 614 sq. ft / 57.12 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Particulars

- 50% Shared Ownership Ideal For First-Time Buyers
- Situated On A Quiet Cul-De-Sac With Private Driveway
- Peaceful Setting With Countryside Views To The Front
- Entrance Hallway With Downstairs WC
- Front Lounge With Decorative Wall Panelling
- Rear Kitchen/Diner With Integrated Appliances And French Doors
- Understairs Storage Cupboard Providing Practical Space
- Two Double Bedrooms With Built-In Wardrobes And Feature Panelling
- Landscaped Garden With Patio, Lawn And Side Gated Access
- Close To Countryside Walks, Local Pubs, Golf Courses And Derby City Centre

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

B

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Let's *Talk*

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