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Priory Gardens, Off Porters Lane  
Oakwood, Derby  
Offers in excess of: £550,000





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



PREMIER LOCATION – A truly immaculate, beautifully appointed five bedroom detached family home with stunning mature south facing landscaped rear garden. The property is positioned in this premier cul-de-sac location off the highly desirable Porters Lane. The property has been upgraded by the current vendors with quality upgrades including a high specification contemporary open plan dining kitchen with Corian worksurfaces and sliding doors onto the stunning rear garden.

This quality family home offers around 2000 sq ft of overall floor area and includes a double integral garage. The accommodation in brief comprises: entrance hallway, wc, study, dining room, spacious living room with bay window, high specification dining kitchen and a separate utility room. The first floor galleried landing leads to five well proportioned bedroom and bathroom. The most spacious primary bedroom suite offers a dressing room and en-suite shower room and bedroom two also offers an en-suite facility.

Outside, the property is delightfully situated in this leafy cul-de-sac position and has a double width driveway, double garage and a true feature is the stunning south facing garden with delightful patio areas, shaped lawn, gazebo and a beautiful array of mature trees and shrubs.









## The Detail

Originally constructed by Birch Homes to the Radbourne design, the property has been upgraded throughout and maintained to an exemplary standard by its original owners.

Upon entering, a spacious hallway with feature Karndean flooring and a polished timber staircase sets a refined tone, leading to a bright study and a stylishly upgraded guest cloakroom wc. The generous living room features a living flame gas fire with marble surround and French doors opening onto the rear garden. A separate formal dining room offers ample space for entertaining.

The heart of the home is the superb high specification open-plan dining kitchen, extensively remodelled with sleek matt finish cabinetry, Corian work surfaces, AEG and Bosch appliances, and LED lighting. A seamless dining area opens via sliding patio doors onto the garden. A separate utility room with recently replaced boiler offers additional functionality.

The first floor features a galleried landing and five well-proportioned bedrooms. The spacious primary suite includes a dressing room, fitted wardrobes, and a luxurious re-fitted en-suite. Bedroom two also benefits from an en-suite shower room, while the three further bedrooms are served by a stylish, fully tiled family bathroom with Aqualisa fittings and jacuzzi bath.

Externally, the rear garden is a true highlight of the property – a beautifully landscaped, south-facing space offering both privacy and tranquillity. A large paved terrace provides the perfect setting for outdoor dining and entertaining, while the shaped lawn is bordered by an exceptional variety of mature trees, shrubs and flowering plants, including acers, rhododendrons, and an established apple tree. A secondary landscaped area to the rear features composite decking, timber gazebo, decorative trellis and wood-chipped beds, creating a peaceful spot to unwind. To the front, a well-kept lawn and mature tree complement the block-paved double-width driveway, which leads to the integral double garage with remote-controlled up-and-over doors.









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## The Location

Positioned just off Porters Lane in the highly sought-after area of Oakwood, Priory Gardens enjoys a quiet and leafy private setting and is considered one of the premier cul-de-sac locations in the area

The area offers excellent convenience, with a local shopping parade nearby providing a supermarket, pharmacy, and other essential amenities. The wider retail offerings of Meteor Retail Park are also easily accessible, offering a variety of national retailers and eateries.

Oakwood is well placed for access into Derby city centre and enjoys swift connections to the A38 and A52 for commuting. The area is served by reputable schools and offers access to picturesque open countryside, along with nearby golf courses at Breadsall, Horsley, and Morley Hayes — ideal for leisure and recreation.





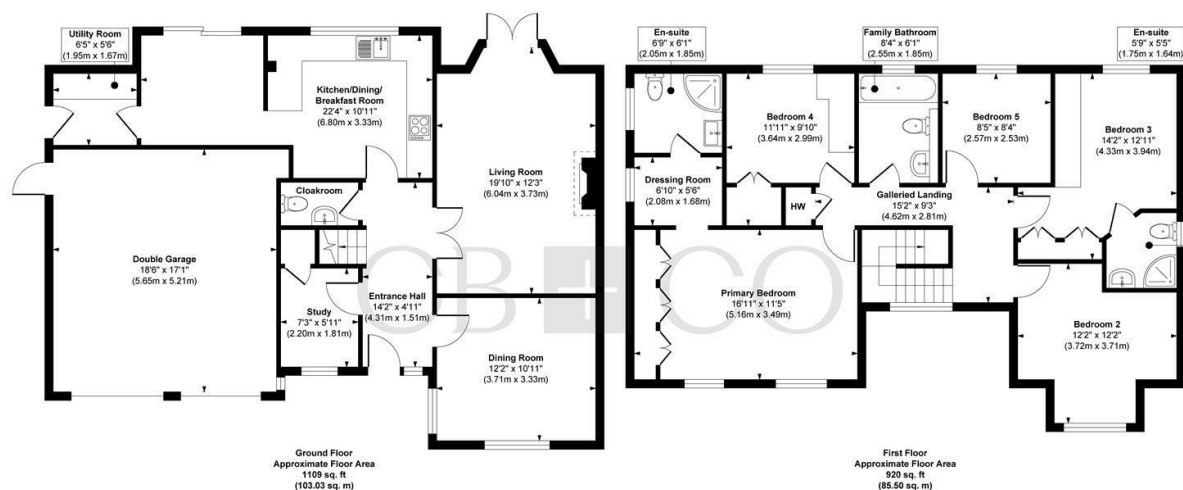








## 23 Priory Gardens



**Approx. Gross Internal Floor Area 2029 sq. ft / 188.53 sq. m**

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

Produced by Elements Property

## The Particulars

- Most Spacious Detached Family Home
- Truly Immaculate Home - Premier Cul-de-Sac Location off Porters Lane
- Over 2000 Square Feet of Overall Floor Area including Double Garage
- Entrance Hallway, WC, Study, Dining Room & Utility Room
- Spacious Living Room with Bay Window & French Doors
- High Specification Contemporary Dining Kitchen with Corian Worktops
- Five Bedrooms, Bathroom & Two En-Suites
- Stunning Mature South Facing Landscaped Gardens with Gazebo
- Close to Beautiful Walks & Open Countryside
- Close to Excellent Local Shops & Amenities

### Size

Approx 2029.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

F



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Let's *Talk*

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