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Priory Gardens, Off Porters Lane  
Oakwood, Derby  
£585,000



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**PREMIER LOCATION** – A particularly spacious, extended four double bedroom detached family home with a stunning, mature, south-facing landscaped rear garden. The property occupies what is arguably one of the largest plots on this highly sought-after cul-de-sac, just off the desirable Porters Lane. This attractive and generously proportioned home offers approximately 2,400 sq ft of floor area and includes a double detached garage and brick built workshop. While some cosmetic updating is required, it presents excellent potential for enhancement and benefits from a superb, well-balanced layout.

The property further benefits from solar panels, gas central heating and double glazing. In brief, the accommodation comprises: an entrance hallway, downstairs WC, spacious lounge, conservatory, snug, dining room, dining kitchen and a utility room. There is also a side extension providing a workshop.

To the first floor, a galleried landing leads to four generous double bedrooms and a four-piece family bathroom. The particularly spacious primary bedroom and bedroom two both benefit from en suite facilities.

Externally, the property enjoys a delightful position within this leafy cul-de-sac, with a double-width driveway, double detached garage, and a truly standout south-facing garden. The garden features attractive patio areas, a shaped lawn, and a beautiful array of mature trees and shrubs.





## The Detail

Located in the popular residential area of Oakwood, Derby, this generously proportioned four double bedroom detached home on Priory Gardens offers spacious accommodation with exciting potential for cosmetic updating and re-modelling. It represents an ideal opportunity for buyers looking to put their own stamp on a property. The home also benefits from solar panels, contributing to an impressive B-rated energy efficiency.

The property is entered via a brick-built porch into a central hallway, which provides access to the main living areas as well as a useful ground floor WC. The spacious lounge features a traditional fireplace and flows through to a conservatory, offering an additional reception space with views over the rear garden. A separate snug and dining room provide further flexibility for family living, while the dining kitchen is fitted with a range of units and integrated appliances, and is complemented by a separate utility room.

To the first floor are four well-proportioned double bedrooms. The spacious primary bedroom benefits from an en-suite shower room, while bedroom two also enjoys its own en-suite. The remaining bedrooms are served by a four-piece family bathroom.



Externally, the property features a generous driveway providing ample off-road parking, leading to a detached double garage. To the rear is an enclosed, south-facing garden with a lawn, established planting, and a variety of seating areas. There are also useful outbuildings, including a workshop, summer house, and shed.





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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.

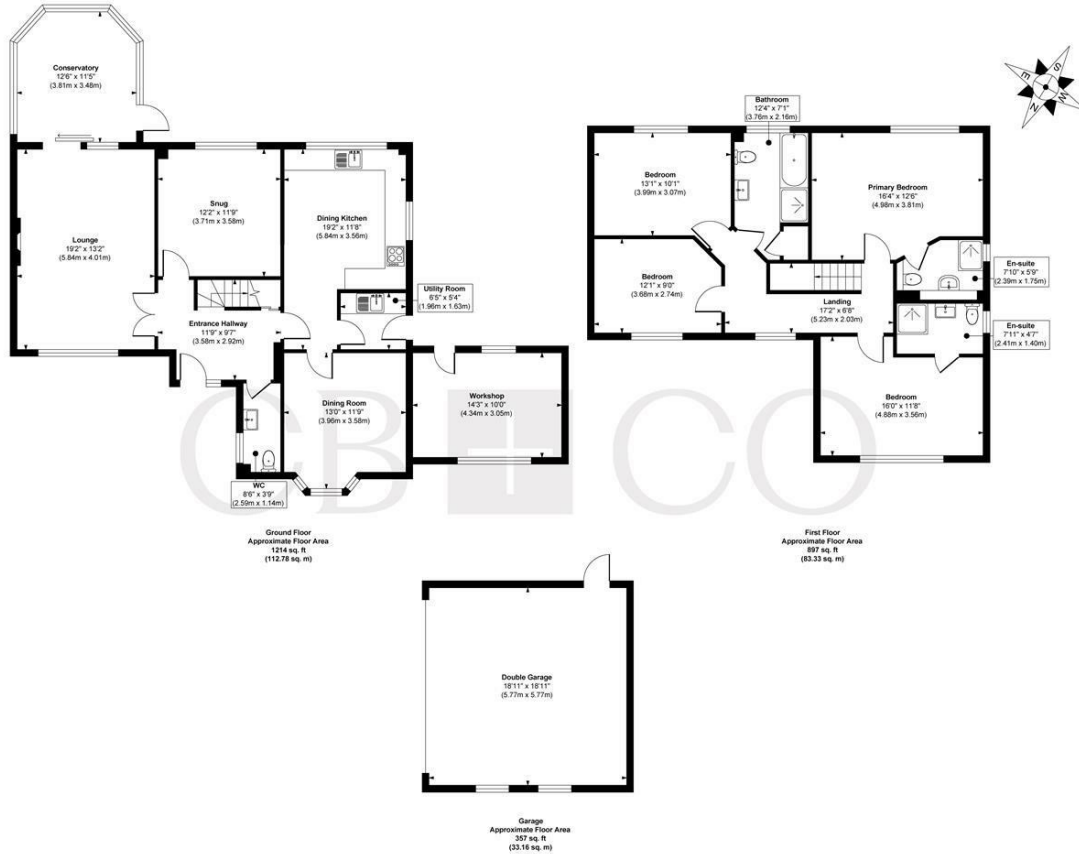
Oakwood is well placed for access into Derby city centre and enjoys swift connections to the A38 and A52 for commuting. The area is served by reputable schools and offers access to picturesque open countryside, along with nearby golf courses at Breadsall, Horsley, and Morley Hayes – ideal for leisure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







## Priory Gardens, Off Porters Lane, Oakwood, Derby



**Approx. Gross Internal Floor Area 2468 sq. ft / 229.27 sq. m (Including Garage)**

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

Produced by Elements Property

## The Particulars

- Spacious Extended Four Double Bedroom Detached Residence
- Premier Location - Exclusive Cul-de-Sac Position off Porters Lane
- One of the Largest Plots on Development
- Requires Cosmetic Updating - Exciting Potential for Updating & Re-Modelling
- Over 2400 Square Feet of Floor Area including Double Detached Garage
- Entrance Hallway, Spacious Lounge, Snug, Dining Room & Conservatory
- Dining Kitchen, Downstairs WC, Utility Room & Workshop
- Four Double Bedrooms, Four Piece Bathroom & Two En-Suites
- Generous Driveway, Detached Double Garage, Delightful Landscaped South Facing Garden
- No Chain Involved

### Size

Approx 2468.00 sq ft

### Energy Performance Certificate (EPC)

Rating B

### Council Tax Band

F

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*Let's Talk*

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