

CURRAN
BIRDS
+ CO

Bishops Drive
Oakwood, Derby
£280,000



CURRAN BIRDS + CO

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



GENEROUS SOUTH FACING REAR GARDEN - A most attractive and well maintained three bedroom detached family home, offering exciting potential for cosmetic updating and improvement. This property is set within this ever popular location just a short walk away excellent local amenities at the Oakwood District Centre.

The property in brief comprises: entrance hallway with open access into a spacious living room with french doors leading to the rear garden, dining room and fitted kitchen. The first floor landing leads to three well proportioned bedrooms and four piece bathroom suite.

Outside, the property has a block paved driveway leading through to a detached garage. A true feature of this property is the beautiful mature south facing rear garden that has been beautifully landscaped and the garden plot is generous in size and offers a good degree of privacy.





The Detail

On entering the property, the open-plan porch leads into a spacious living room featuring an open-plan staircase and a brick-built fireplace with slate hearth and living flame gas fire. This room offers dual aspect with window to the front and french doors opening out leading onto the south facing rear garden.

The adjoining dining room, positioned at the front of the property, connects through an archway to the kitchen. The kitchen offers a comprehensive selection of dark oak-fronted units, laminated worktops, ceramic tile splashback, sink and drainer, and space for key appliances, with a side door adding convenient external access.

The first floor includes a well-proportioned primary bedroom enhanced with built-in dressing furniture and storage, a second double bedroom overlooking the garden with fitted wardrobes, and a third front-facing bedroom. The four-piece bathroom is appointed with a bath, separate shower, basin and WC, complemented by oak-effect flooring and rear facing window.

Outside, the block-paved driveway leads to a detached brick built single garage, while the beautiful south facing rear garden features shaped lawns, planting borders, patio areas and an aluminium shed.







CURRAN BIRDS + CO

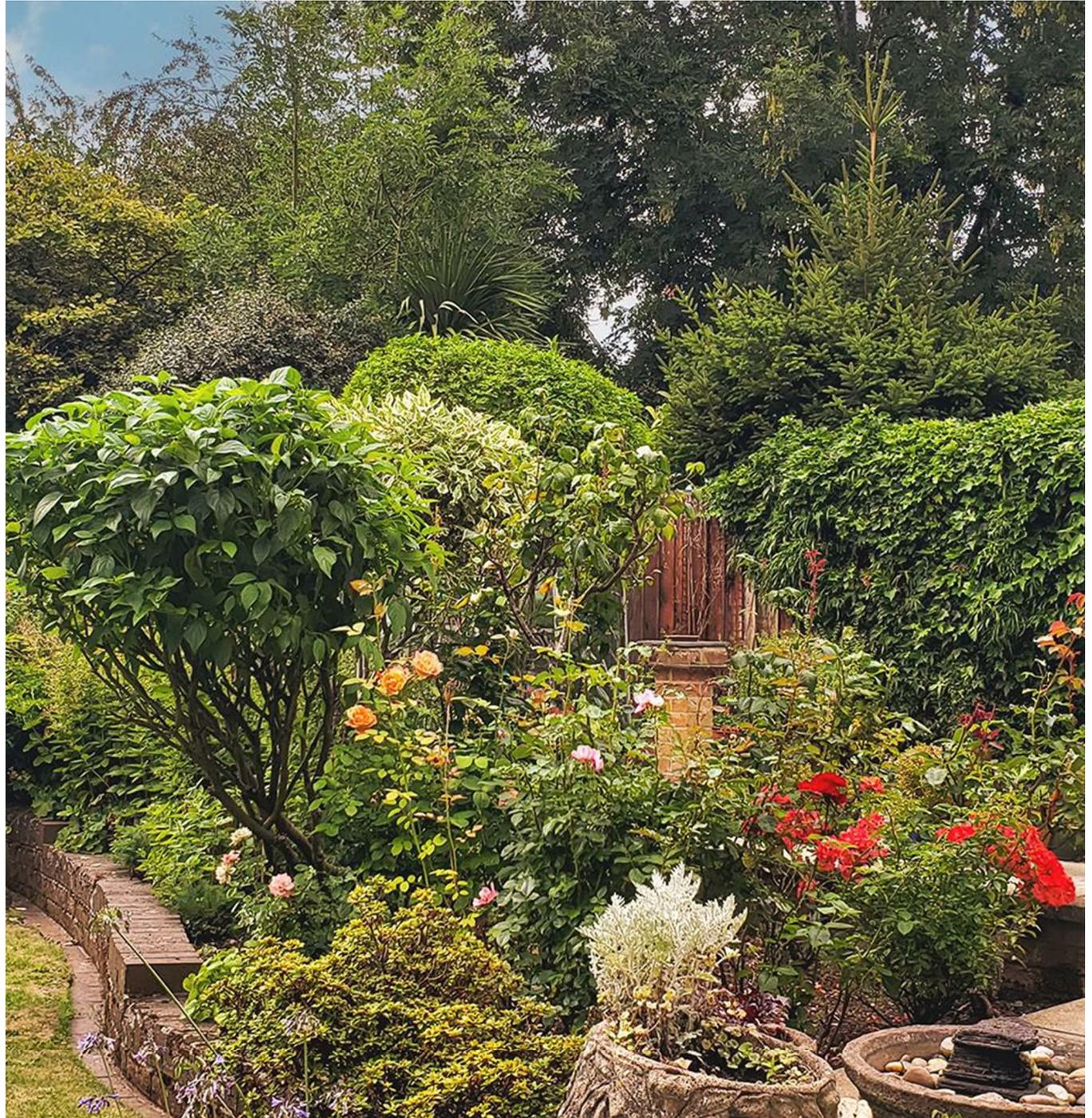
The Location

Set within the popular Oakwood area, known for its family-friendly environment and excellent amenities.

A selection of well-regarded schools are located nearby, along with local shops, cafes and healthcare facilities. The area is also well served by public transport, with regular bus routes providing swift access to Derby city centre.

Outdoor enthusiasts will appreciate the proximity to Chaddesden Wood and Oakwood Park, both offering scenic green spaces for walking and recreation.

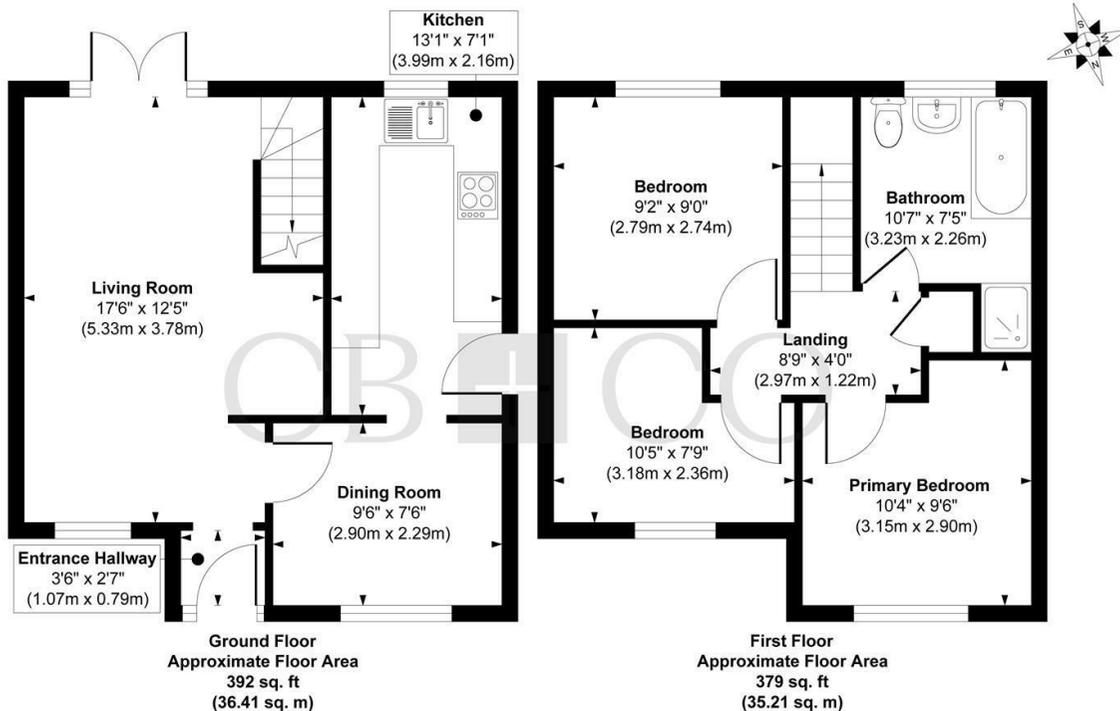
For commuters, convenient links to the A52 and A38 ensure easy travel to surrounding areas and major transport hubs.







Bishops Drive, Oakwood, Derby



Approx. Gross Internal Floor Area 771 sq. ft / 71.62 sq. m

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

The Particulars

- Attractive Three Bedroom Detached Home
- Generous Plot - Beautiful Mature South Facing Rear Garden
- Exciting Potential to Extend (Subject to Planning Consent)
- Well Maintained Home - Potential to Personalise and Update
- Gas Central Heating & uPVC Double Glazing
- Spacious Living Room, Dining Room & Fitted Kitchen
- Three Bedrooms & Four Piece Bathroom Suite
- Driveway & Detached Single Garage
- Close to Excellent Local Shops & Amenities
- No Chain Involved

Size

Approx 771.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

C

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