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Mendip Court

Oakwood, Derby

Offers in excess of: £185,000



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



IDEAL FIRST TIME BUY – A well-presented two double bedroom end-townhouse, situated in a sought-after and quiet cul-de-sac location, conveniently close to local shops and amenities. Perfect for first-time buyers, the property benefits from off-road parking and an enclosed, low-maintenance rear garden.

The accommodation benefits from gas-fired central heating via a combination boiler and double glazing throughout. In brief, the property comprises an entrance hallway, a spacious living room, and a kitchen with patio doors leading out to the rear garden. To the first floor are two double bedrooms and a bathroom.

Externally, the property features a front lawn and a driveway providing off-road parking. To the rear is a south-facing enclosed garden with a patio area, slate sections and artificial lawn.





The Detail

Situated in the sought-after Oakwood area of Derby, this well-presented two-bedroom home offers a comfortable layout and low-maintenance outdoor space, making it ideal for first-time buyers, downsizers, or investors.

The property is entered via a timber panel door leading into the entrance hallway, which opens into a spacious living and dining room. This welcoming reception space features a charming fireplace with an Adams-style surround, tile-effect back plate and hearth, and a wooden dado rail. An open-plan staircase rises to the first-floor landing, while a double-glazed window to the front elevation and door giving access to the kitchen.

The fitted kitchen located at the rear of the property is appointed with maple-effect units, roll-edge work surfaces, metro-style tiled splashbacks, and a stainless steel sink and drainer. There is space for an electric cooker and washing machine, while double-glazed sliding patio doors provide direct access to the rear garden.

Upstairs, the landing leads to two well-proportioned double bedrooms and the family bathroom, which features a white three-piece suite with a shower over the bath and a chrome heated towel rail.

Externally, the property benefits from a driveway, front lawn, and an enclosed rear garden with patio, artificial lawn, slate beds, and a timber shed, offering a private space that is not overlooked.







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The Location

Oakwood is a well-established suburb offering a strong sense of community alongside excellent everyday convenience. Within easy reach of the property is the nearby shopping parade, providing a selection of local shops and essential services, along with a doctors surgery that supports day-to-day needs close to home.

For those who enjoy staying active, Springwood Leisure Centre is located nearby and offers a range of fitness and recreational facilities, while surrounding green spaces provide opportunities for walking and outdoor leisure.

Regular bus routes operate close by, offering straightforward connections into Derby city centre and surrounding areas, making it easy to access wider amenities, employment and leisure opportunities. The area strikes a comfortable balance between accessibility and a relaxed residential setting, making it a popular choice for a wide range of buyers.







Mendip Court, Oakwood, Derby



Approx. Gross Internal Floor Area 565 sq. ft / 52.48 sq. m

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

The Particulars

- Well Presented Two Double Bedroom End Townhouse
- Ideal First Time Buy or Downsize
- Delightful Cul-de-Sac Location
- Combination Boiler Gas Central Heating System & Double Glazing
- Entrance Hall, Spacious Living Room & Kitchen
- Two Double Bedrooms & Bathroom
- Driveway & Front Garden
- Landscaped South Facing Rear Garden
- Close to Excellent Local Shops & Amenities
- Viewing Recommended

Size

Approx 565.00 sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

B

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