

CURRAN  
BIRDS  
+ CO

Steeple Close

Oakwood, Derby

Offers in excess of: £280,000





CURRAN BIRDS + CO

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



EXTENDED FAMILY HOME - CORNER PLOT POSITION – A beautifully presented and extended three bedroom detached family home, situated in the popular residential area of Oakwood. Ideal for modern family life, the layout includes a bright lounge, a spacious dining kitchen and a delightful extension with a family room with french doors leading to the rear garden. Stylish interior finishes, bespoke shutters, and feature panelling add to the style and level of presentation of this ideal family home.

Outside, the generous corner plot features a private driveway, garage, and a well-tended garden that's perfect for relaxing or entertaining. With its calm cul-de-sac setting, this home presents a rare opportunity for buyers seeking comfort and a stylish living home set in a well-established location with excellent local amenities.









## The Detail

This carefully maintained home is entered via a welcoming hallway with oak-effect laminate flooring, leading through to a bright and comfortable lounge. The focal point of this space is a traditional Adam-style fireplace with a green marble backplate, complemented by a freestanding coal-effect fire and bespoke plantation shutters framing the front-facing UPVC window.

To the rear lies the generously proportioned dining kitchen, fitted with cream shaker-style units, solid wood block worktops and a ceramic sink with chrome mixer tap. A suite of integrated AEG appliances—including a stainless steel electric oven, gas hob, and dishwasher—enhances the functionality of the space, while a separate area accommodates a washing machine.

Flowing from the kitchen is a versatile family room featuring a semi-vaulted ceiling and wall-mounted H-frame gas fire, offering a warm and inviting atmosphere. UPVC French doors open to the conservatory, which includes a brick base, polycarbonate vaulted roof, ceiling fan and radiator—creating a usable year-round living space.

Upstairs, three well-proportioned bedrooms include thoughtful design touches such as built-in wardrobes and wood panelling. The primary bedroom enjoys a calm front aspect, while the second offers dual-aspect windows and generous storage. The third bedroom, complete with dressing area, is ideal as a nursery or home office. The bathroom is finished to a contemporary specification with tiled flooring and walls, a roll-top bath with rain shower, and chrome fittings throughout.

Externally, the block-paved driveway provides parking for two vehicles and leads to a single attached garage. The enclosed rear garden features a paved patio, lawn, and a timber shed, all bordered by a combination of fencing and walling, ensuring privacy and security.











CURRAN BIRDS + CO



## The Location

Steeple Close enjoys a quiet cul-de-sac position 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.





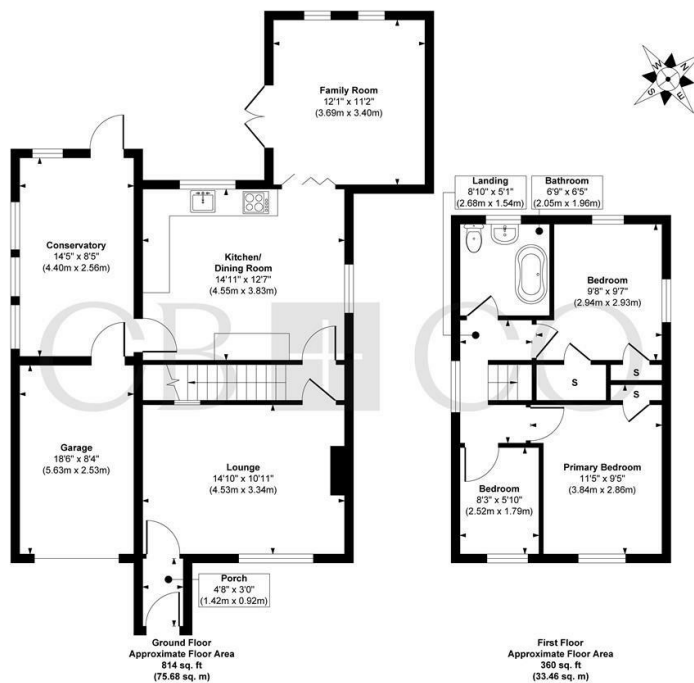








## Steeple Close, Oakwood, Derby



**Approx. Gross Internal Floor Area 1174 sq. ft / 109.32 sq. m**

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

Produced by Elements Property

## The Particulars

- Extended Three Bedroom Detached Family Home
- Stylish and Well Appointed Accommodation
- Corner Plot Position - Further Potential for Extension (Subject to Planning Consent)
- Extended Ground Floor Living Space
- Entrance Hall, Lounge, Family Room & Conservatory
- Well Appointed Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Driveway, Single Attached Garage & Landscaped Enclosed Rear Garden
- Close to Excellent Local Shops & Amenities
- Ideal for Young Professionals or Family

### Size

Approx 1174.00 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