



CURRAN
BIRDS
+ CO

Bishops Drive, Oakwood
£290,000

CURRAN BIRDS + CO

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



SUPERB MODERNISED OPEN PLAN KITCHEN DINER, LANDSCAPED GARDENS - This beautifully updated three-bedroom detached property offers a balanced double-fronted design, stylish interiors and a high standard of finish throughout. Positioned well back from the road, the home combines contemporary presentation with practical day-to-day living, including a bright dual-aspect lounge and an impressive open plan kitchen diner ideal for entertaining.

The landscaped wraparound garden creates several places to relax and enjoy outdoor living, whilst the detached brick-built garage and extensive driveway add further practicality. With modern fittings, well-planned accommodation and excellent natural light throughout, this is a home perfectly suited to buyers seeking a move-in-ready property,





The property opens into a welcoming entrance hallway featuring grey wood grain effect German laminate flooring which continues seamlessly through to the kitchen diner, creating a contemporary finish throughout the ground floor. Stairs rise to the first floor landing, whilst access is also provided to a useful ground floor WC and laundry room incorporating worktop space, plumbing for appliances, a contemporary wash hand basin with mixer tap and the wall-mounted Baxi combination boiler.

The dual-aspect lounge is filled with natural light from the front-facing window and French doors opening directly onto the garden, creating a bright and inviting reception space for both relaxing and entertaining. A feature fireplace provides an attractive focal point to the room. Positioned across the opposite side of the property, the refitted open plan kitchen diner has been designed with both style and practicality in mind, featuring high-gloss units, quality worktops, tiled splashbacks and integrated Neff appliances including an oven, induction hob and stainless steel cooker hood. Dual-aspect windows allow further natural light, whilst the dining area enjoys views over the garden and offers an excellent everyday family space.



Upstairs, the gathered landing benefits from a rear-facing window allowing additional light, along with access to the loft space and airing cupboard. All three bedrooms are well proportioned, with the principal bedroom positioned at the front and benefiting from space for fitted wardrobes. The family bathroom has been stylishly refitted with a bath, separate shower cubicle with thermostatic shower, vanity unit, heated towel radiator and illuminated mirrored cabinet with LED lighting.





CURRAN BIRDS + CO

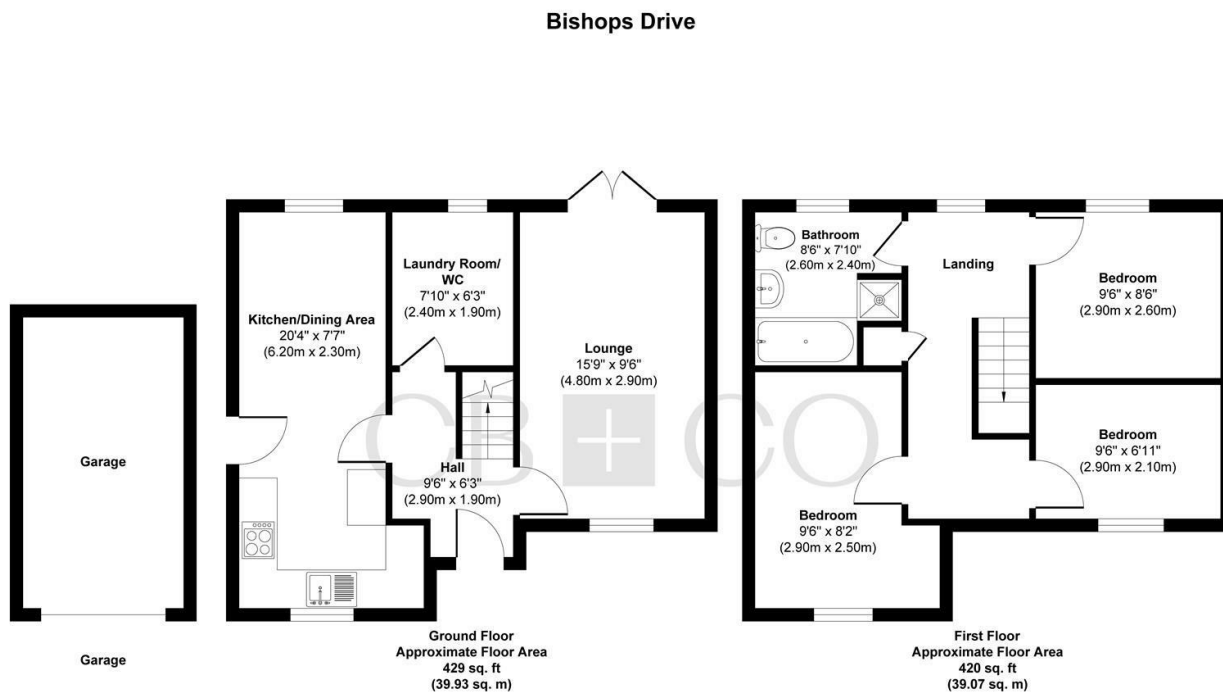
Externally, the landscaped wraparound garden has been thoughtfully arranged with lawned sections, raised decking, gravel seating areas and mature planting beds creating a private and versatile outdoor setting with multiple places to sit and entertain. Additional garden space positioned behind the garage includes a useful garden shed providing further storage. The detached brick-built garage benefits from power and lighting, whilst the substantial driveway provides off-road parking for multiple vehicles.

The property is positioned within a short walk of the local shopping parade offering a range of everyday shops and amenities, along with a doctors surgery. Springwood Leisure Centre is also located nearby, providing excellent fitness and sports facilities. Regular bus services run from Bishops Drive into Derby city centre, making the location well suited for both day-to-day convenience and commuting.









Approx. Gross Internal Floor Area 849 sq. ft / 79.00 sq. m (Excluding Garage)

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

Produced by Elements Property

The Particulars

- Modern Detached Property, Attractive Double Fronted Design
- Three Well Proportioned Bedrooms
- Refitted Open Plan Kitchen Diner, Integrated Neff Kitchen Appliances
- Light Filled Dual Aspect Lounge
- Spacious Laundry Room/WC With Combination Boiler
- Stylish Bathroom With Four Piece Suite
- Landscaped Wraparound Garden, Raised Decked Seating Area
- Detached Brick Built Garage, Extensive Driveway Parking
- Superbly Presented, High Quality Accommodation
- Close To Local Shops In Oakwood And Bus Services To Derby

Size

Approx 849.00 sq ft

Energy Performance Certificate (EPC)

Rating D

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