



SMALLEY DRIVE, OAKWOOD, DERBY

PRICE £195,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO SMALLEY DRIVE

IDEAL FIRST TIME BUY – A well-presented two double bedroom semi-detached home, situated in a sought-after location, conveniently close to local shops and amenities. Perfect for first-time buyers, the property benefits from off-road parking, single attached garage and an enclosed, low-maintenance south facing rear garden.

The accommodation benefits from gas central heating, double glazing throughout. In brief, the property comprises an entrance hallway, a spacious living room and a breakfast kitchen with access to the rear garden. To the first floor are two double bedrooms and a bathroom.

Externally, the property features a low maintenance front garden, driveway and single attached garage. To the rear is a south-facing enclosed garden with a patio area, gravelled beds and a fence panelled boundary.

THE DETAIL

A well-presented and thoughtfully arranged two bedroom semi-detached home, offering an ideal opportunity for first time buyer, investor or person looking to downsize.

The property is entered through a composite panelled entrance door into the hallway includes a staircase rising to the first floor and provides access to the living room through a panelled door. The living room features a front-facing window, dark wood grain effect flooring, coved ceiling detail, and a TV point, with a panelled door leading through to the breakfast kitchen.

The breakfast kitchen is fitted with white high-gloss units and brushed stainless steel handles, complemented by granite-effect work surfaces and ceramic tiled flooring. Integrated appliances include a stainless steel electric oven, gas hob with extractor, and a 1.5 bowl sink with mixer tap. A breakfast bar provides informal dining space, while a double-glazed door opens directly onto the rear garden.

Upstairs, the landing leads to two double bedrooms and bathroom. The rear-facing main bedroom benefits from fitted mirrored wardrobes, a ceiling fan, radiator, and garden views. The second bedroom overlooks the front and includes a built-in storage cupboard over the stairwell. The bathroom is fitted with a white three-piece suite, including a bath with shower, vanity basin, and concealed cistern WC, finished with tiled walls and flooring.

Externally, the property is set behind a neat gravelled garden with a pathway leading to the entrance. A single-width tarmac driveway provides off-road parking and leads to an attached single garage. There is a delightful south-facing rear garden is designed for ease of maintenance, featuring a paved patio, gravel beds, planted borders, and enclosed fencing, creating a private and pleasant outdoor space.

CB+CO





The Location

Smalley Drive is set within the popular Oakwood area, known for its family-friendly environment and excellent local 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.

AML Verification

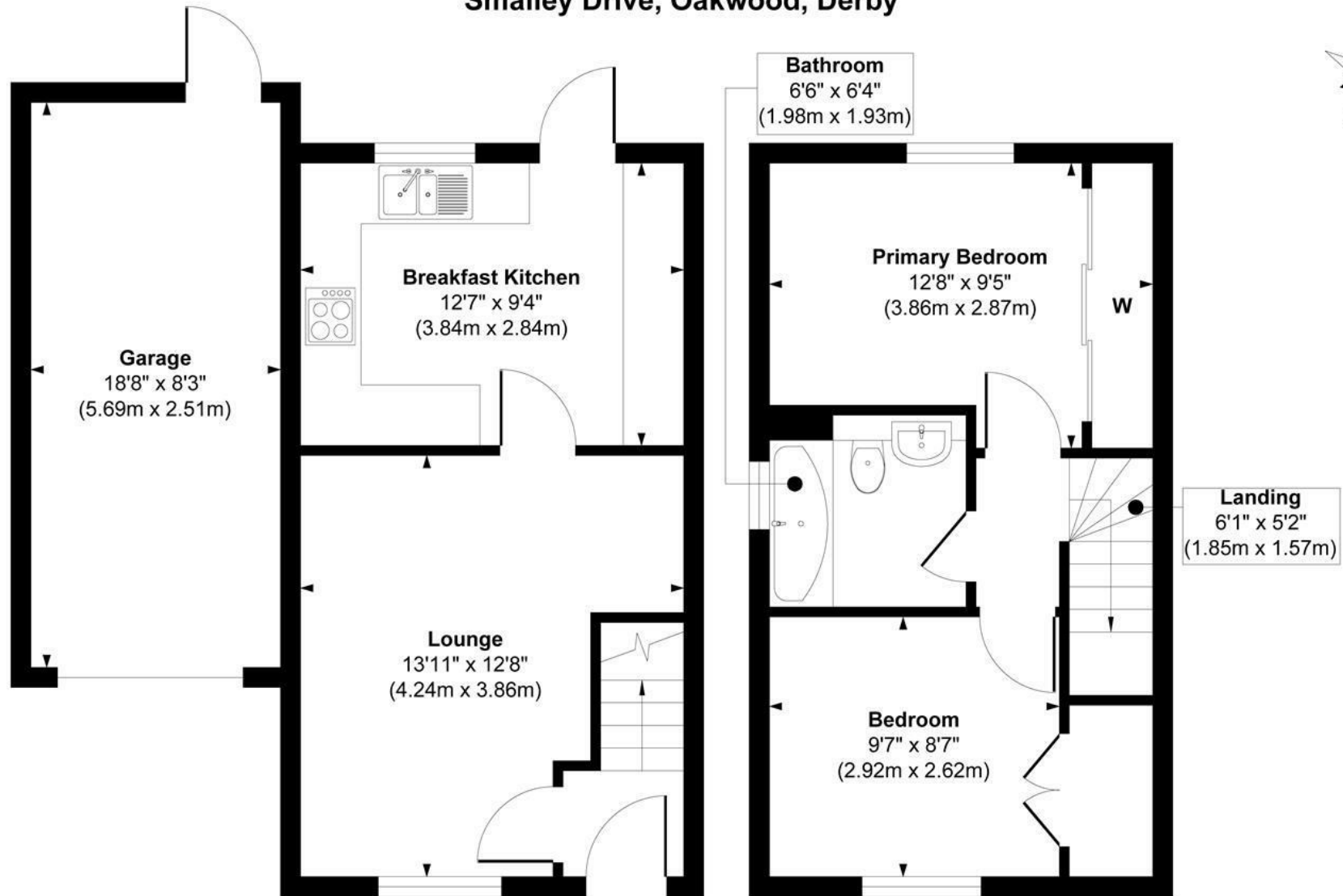
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.







Smalley Drive, Oakwood, Derby



Ground Floor
Approximate Floor Area
464 sq. ft
(43.10 sq. m)

First Floor
Approximate Floor Area
299 sq. ft
(27.77 sq. m)

Approx. Gross Internal Floor Area 824 sq. ft / 76.54 sq. m (Including Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

670.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

B

- Modern Two Bedroom Semi-Detached Home with Garage
- Ideal First Time Buy or Downsize
- Sought after Location in Oakwood
- Gas Central Heating & UPVC Double Glazing
- Entrance Hallway, Lounge & Breakfast Kitchen
- Two Double Bedrooms & Bathroom
- Front Garden, Driveway & Single Attached Garage
- Delightful South Facing Low Maintenance Rear Garden
- Close to Local Shops & Amenities
- Close to Open Countryside & Locko Park

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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