

CURRAN
BIRDS
CO

Lucerne Road
Oakwood, Derby
Offers in excess of: £350,000



CURRAN BIRDS + CO

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



IDEAL FAMILY HOME IN DELIGHTFUL POSITION - Nestled in a peaceful Oakwood cul-de-sac, this beautifully presented four-bedroom detached home blends style and comfort. Designed for modern family living, it features spacious reception areas, a contemporary kitchen with high-end appliances, and a well-appointed primary suite with an en-suite. The inviting lounge has a striking fireplace and bay window, while the dining room opens to a light-filled conservatory, ideal for entertaining. Outside, a generous driveway offers ample parking, and the landscaped rear garden provides a private outdoor space. With excellent amenities, reputable schools, and transport links nearby, this is a superb move-in-ready home.





The Detail

Upon entering the property, a porch with sliding door leads into the entrance hallway. The hallway provides access to the lounge and has staircase leading to the first floor. The lounge is a standout space, featuring a bay window that fills the room with natural light and a feature fireplace with an oak surround and marble hearth. Double doors lead through to the dining room, which is enhanced by oak effect laminate flooring and designer brushed stainless steel radiators. French doors provide seamless access to the conservatory, a bright and versatile space overlooking the rear garden.

The contemporary kitchen is a highlight, fitted with sleek high-gloss white handleless units, complemented by luxurious black granite worktops. Integrated Bosch and Neff appliances ensure effortless meal preparation, while the adjacent utility room offers additional storage, a ceramic tile worktop, and space for a washing machine. A downstairs WC, fitted with a modern white suite and tiled flooring, completes the ground floor.

Upstairs, four well-proportioned bedrooms provide ample space for family and guests. The spacious primary bedroom benefits from built-in mirrored wardrobes and a stylish en-suite shower room with a modern white suite. The three additional bedrooms all include built-in wardrobes, ensuring excellent storage solutions. The family bathroom is finished to a high standard, featuring a Jacuzzi bath, separate shower, and sleek granite tiling.

Externally, the property offers a generous driveway with a combination of tarmac and block paving, providing off-road parking for three to four vehicles leading the single integral garage with electric roll up door. A timber gate leads to the enclosed rear garden, which has been thoughtfully landscaped to include a paved patio, timber shed, lawned area, and an artificial lawn seating space—ideal for relaxing or entertaining.







CURRAN BIRDS + CO

The Location

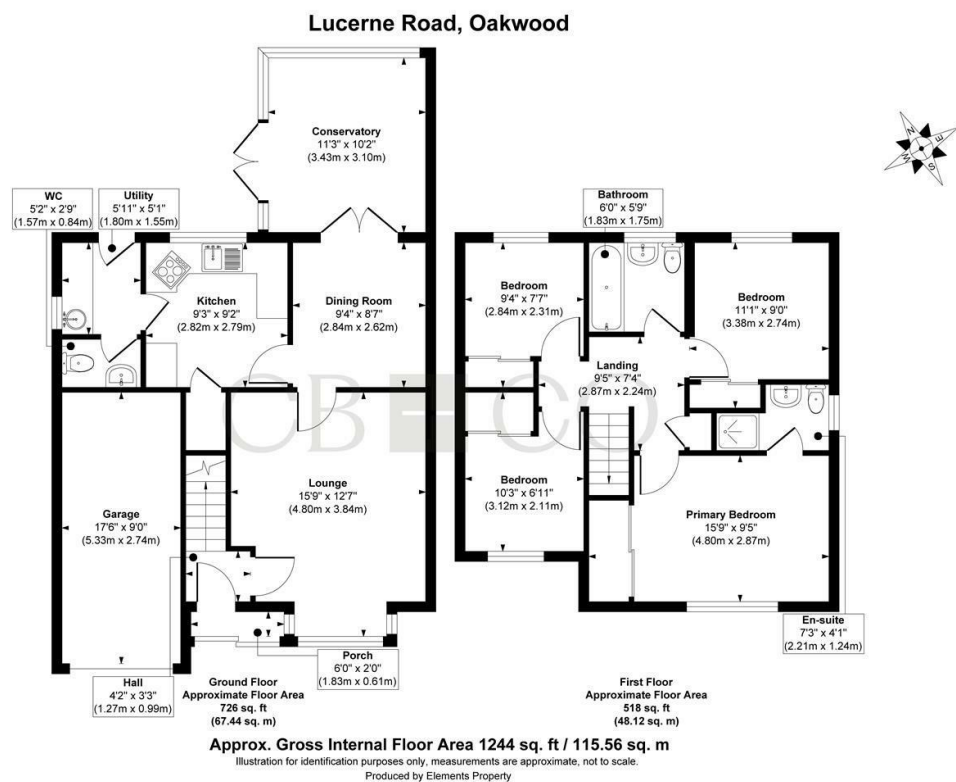
Situated just four miles east of Derby city centre, Oakwood is a sought-after residential area known for its convenient amenities and community atmosphere. The Oakwood District Centre offers a variety of supermarkets, independent shops, and local eateries, catering to everyday needs. Families benefit from access to well-regarded schools, while green spaces like Locko Park and Chaddesden Wood Nature Reserve provide opportunities for outdoor activities.

Commuters will find excellent transport connections, with the A52, A38, and M1 motorway within easy reach, alongside regular bus routes to the city. Oakwood also offers proximity to major employers, including Rolls-Royce, the University of Derby, and the Royal Derby Hospital. Combining practicality with a welcoming environment, Oakwood is a favoured location for both professionals and families.









The Particulars

- Detached Family Home Located In A Peaceful Oakwood Cul-De-Sac
- Well Presented Accommodation Perfect For Family Living
- Spacious Inviting Lounge With Bay Window And Feature Fireplace
- Contemporary Kitchen With Quality Bosch And Neff Appliances
- Dining Room with French Doors leading to Bright Conservatory
- Contemporary Kitchen With Granite Worktops & Quality Integrated Appliances
- Four Well Proportioned Bedrooms & Family Bathroom
- Primary Bedroom With Built In Mirrored Wardrobes And En Suite Shower Room
- Generous Driveway, Single Garage & Enclosed Landscaped Garden
- Well-Connected Location With Excellent Amenities, Schools and Transport Links

Size

Approx 1244.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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