

CURRAN
BIRDS
+ CO

Rye Close
Oakwood, Derby
£285,000



CURRAN BIRDS + CO

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



STYLISH DETACHED HOME WITH SUPERB OPEN PLAN KITCHEN – A much improved, three bedroom detached home, set within this delightful cul-de-sac location on the edge of Oakwood. This stylish home offers contemporary interiors and carefully designed living spaces. Thoughtfully styled throughout, this home is ideal for those seeking comfort, function, and stylish contemporary living. The property offers a stylish open plan layout comprises a lounge with bay window with built in media unit and then access through a superb contemporary kitchen with marble effect breakfast bar and access to the conservatory. Outside there is a delightful landscaped garden with access to a home office and detached garage.





The Detail

This well-appointed three-bedroom detached home offers a balanced and functional layout across two floors, with a strong emphasis on contemporary finishes and practical design. Upon entering, you're welcomed by grey wood grain effect laminate flooring that flows seamlessly into the generous living room – a space elevated by a bay window, bespoke built-in shelving, media unit, and an eye-catching vertical slat feature wall.

The kitchen, set to the rear, is a standout feature with anthracite panelled cabinetry, white laminated worktops, and a ceramic tile splashback. Integrated Bosch appliances include a double oven, induction hob, microwave, wine cooler, and more – all complemented by a stylish breakfast bar finished in marble effect. Adjacent lies a spacious dining area and a light-filled conservatory with French doors opening onto the garden, creating a harmonious indoor-outdoor flow.

The ground floor also benefits from a modern WC and discreet storage options. Upstairs, the primary bedroom offers a built-in double wardrobe and front-facing outlook. Bedroom two, also a double, enjoys views over the rear garden and integrated storage, while bedroom three – currently utilised as a dressing room – includes custom shelving. The shower room is fitted with a white three-piece suite, corner shower, and contemporary vanity unit.

Outside there is an inviting front garden featuring a well-maintained lawn and a paved pathway leading to a detached brick-built garage with a convenient up and over door. The driveway provides ample parking, and gated access leads to a beautifully designed rear garden. The rear garden is a true highlight, offering a generous paved patio area, an artificial lawn, and attractive planting borders with gravel channels. The entire garden is securely enclosed by fence panels, creating a private and peaceful outdoor space.

An additional bonus is a compact garden office measuring approximately 2.19 by 2.31 meters, featuring wood-effect laminate flooring, power and light, and a side double-glazed window. The versatile garage is divided into two sections, both insulated and equipped with built-in shelving and recessed LED lighting, providing excellent storage solutions. The property also benefits from a recently installed new combi boiler.





CURRAN BIRDS + CO

The Location

Rye Close sits in a quiet cul-de-sac in the desirable Oakwood suburb, offering a peaceful residential setting with excellent local amenities.

Oakwood benefits from its own shopping parade, which includes a supermarket, doctors' surgery, pharmacy, and other convenient services. Residents also enjoy access to Springwood Leisure Centre, offering a range of fitness facilities and classes.

Families will appreciate the proximity to well-regarded schools, including both primary and secondary options.

Oakwood Park and Chaddesden Wood provide green space for leisure and dog walking, while commuters benefit from quick access to the A52 and Derby city centre, as well as convenient public transport links.

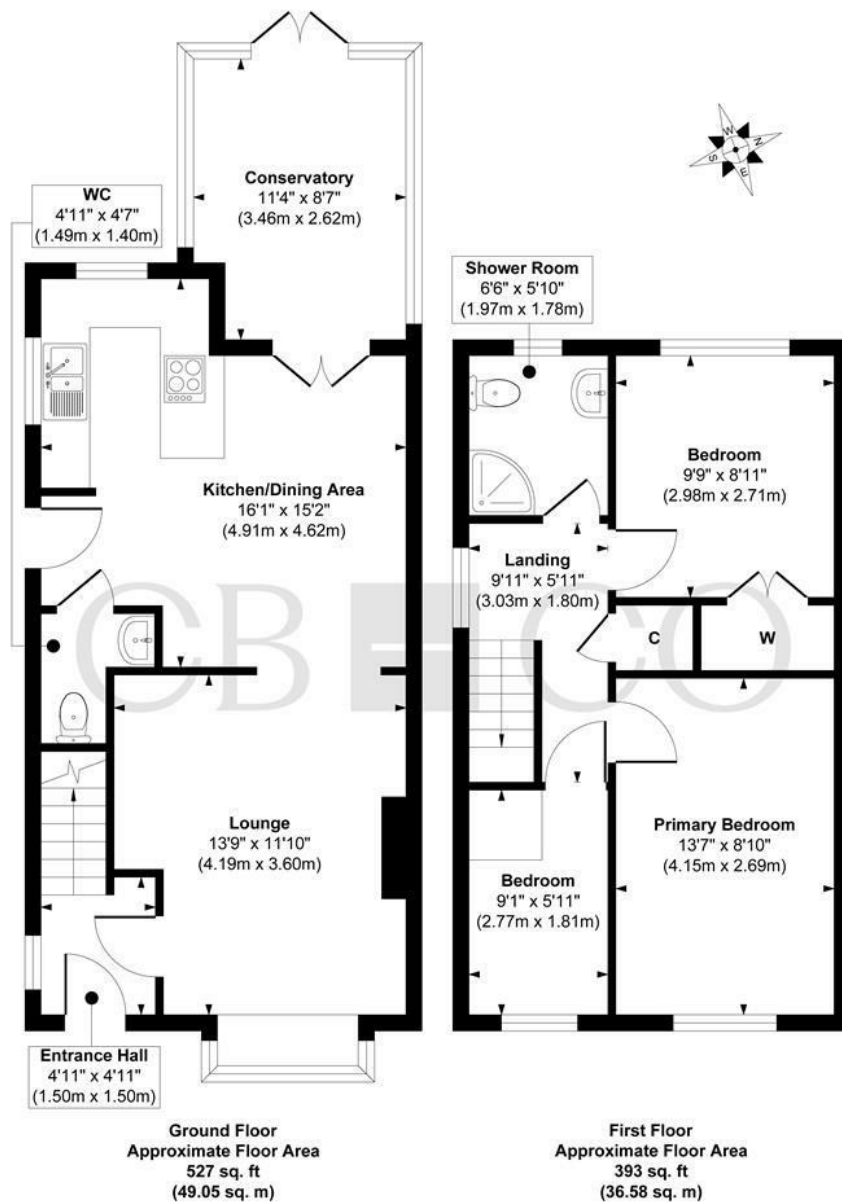
With its combination of everyday convenience and green open space, Oakwood remains a highly sought-after location for a wide range of buyers.







Rye Close, Oakwood, Derby



Approx. Gross Internal Floor Area 920 sq. ft / 85.63 sq. m

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

Produced by Elements Property

The Particulars

- Stylish Three Bedroom Detached Home
- Ideal for Young Families or Professionals or People Looking to Downsize
- Delightful Cul-de-Sac Location
- Recently Upgraded with Stylish Contemporary Fittings
- Stylish Lounge with Open Plan Access to Superb Dining Kitchen
- Three Bedrooms & Contemporary Shower Room
- Driveway, Garage & Detached Home Office
- Delightful Low Maintenance Landscaped Rear Garden
- Recently Installed Combi Boiler
- Ideal Family Home, Easy Access to Excellent Local Amenities & Close to Open Countryside

Size

Approx 920.00 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