

CURRAN  
BIRDS  
CO



Shrewsbury Close  
Oakwood, Derby  
£299,995





# CURRAN BIRDS + CO

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



**IMMACULATE DETACHED HOME** – Tucked away in a peaceful cul-de-sac in the ever-popular suburb of Oakwood, this attractive three-bedroom detached property offers beautifully presented living accommodation that has been impeccably maintained. This home is ideally suited to growing families, downsizers or professional couples looking to move into a well-established residential area with excellent amenities.

This property in brief comprises: entrance hallway, spacious open plan lounge dining room with this dual-aspect reception space provides excellent natural light with bay window to the front and french doors to the rear. There is also a well appointed kitchen with white high gloss finish units. Upstairs the first floor offers three bedrooms and a contemporary bathroom. The primary bedroom also benefits from an en-suite shower room.

Outside, a generous driveway offers ample off-street parking and leads to a detached brick-built garage. The well-maintained rear garden offers a perfect balance of patio and lawn, ideal for entertaining or relaxing outdoors.









## The Detail

The ground floor welcomes you with a bright entrance hallway, finished with quality vinyl flooring and leading to a spacious lounge featuring a bay window and gas fire with surround. The spacious open plan living dining room with dual aspect. The living area flows directly into a well-proportioned dining area with sliding patio doors opening onto the garden.

There is a beautifully appointed contemporary kitchen located off the dining area, fitted with high gloss white units, wood-effect worktops and integrated appliances including an electric oven, gas hob and extractor. There is also space and plumbing for a washing machine, dishwasher and fridge. A side door gives access to the garden, and there is a useful understairs pantry for additional storage.

Upstairs, the first floor landing leads to three bedrooms and a contemporary bathroom. The spacious primary bedroom benefits from a smartly re-fitted en-suite shower room with chrome mains shower, low flush wc and heated towel rail and the second double bedroom located at the rear benefits from views over the rear garden.

Externally, the tarmac driveway offers parking to the front and side of the property and continues to give access to the detached single garage. The delightful enclosed rear garden features a paved patio, lawn and pathway, with a decked area for bin storage—enclosed and neatly maintained throughout.











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## The Location

Oakwood is a well-established and convenient residential suburb, popular with families and professionals thanks to its balance of local amenities and access to open green spaces. A short walk away, you'll find a local shopping parade with supermarkets, cafes, medical services and a leisure centre. Nearby Chaddesden Wood and Oakwood Park provide excellent outdoor space for walking and recreation.

The area is also well placed for access to reputable schools and benefits from frequent bus services into Derby city centre, which offers a wide choice of restaurants, shops and cultural attractions. For commuters, the property offers excellent road links to the A38, A52 and A50, connecting easily to the M1 and key regional employers such as Rolls-Royce, Toyota and the Royal Derby Hospital.





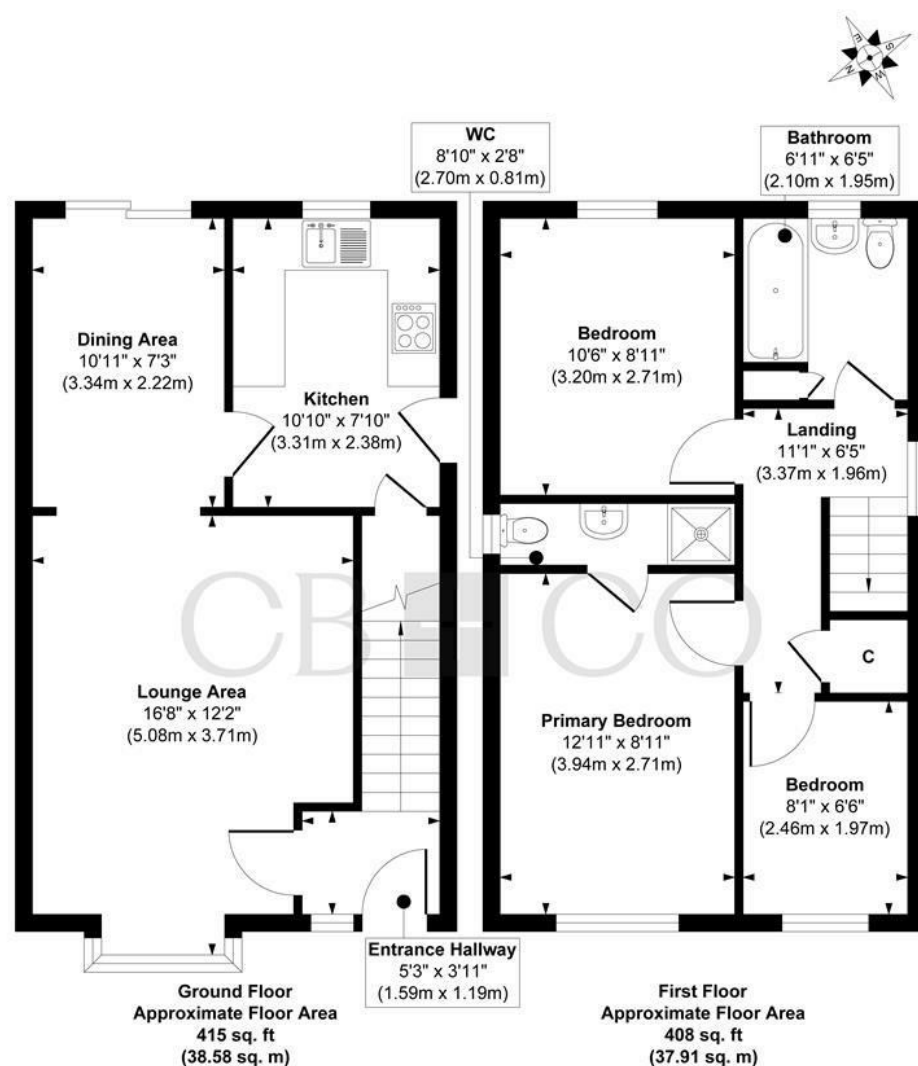








# Shrewsbury Close, Oakwood, Derby



Approx. Gross Internal Floor Area 823 sq. ft / 76.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Detached Three Bedroom Family Home
- Immaculate Home - Impeccably Maintained
- Delightful End of Cul-de-Sac Position
- Gas Central Heating & Wood Unit Double Glazed Windows
- Entrance Hallway & Contemporary Kitchen
- Spacious Dual Aspect Living Dining Room
- Three Bedrooms & Contemporary Bathroom
- Primary Bedroom with En-Suite Shower Room
- Driveway, Detached Garage & Delightful Landscaped Rear Gardens
- Close to Excellent Local Shops & Amenities

### Size

Approx 823.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

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Let's *Talk*

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