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Abbot Close  
Oakwood, Derby  
£289,950



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SUPERB UPGRADED HOME SET IN DELIGHTFUL CUL-DE-SAC POSITION – A beautifully presented and comprehensively upgraded three bedroom detached family home, situated in the popular residential area of Oakwood. Ideal for modern family life, the property has been appointed with contemporary fittings throughout and with the highlight being an open plan layout including a stylish living room with superb media wall and open plan access to a superb contemporary dining kitchen with integrated appliances.

The property features a combination boiler installed in 2024 whilst the accommodation briefly comprises an entrance hallway, stylish living room with open plan access to the contemporary dining kitchen. Upstairs, the first floor landing leads to three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property stands set at the end of this delightful cul-de-sac position with a front garden, double width driveway and attached single garage with plumbing for washing machine and appliance space. There is a delightful landscaped garden to the rear with porcelain paved patio, composite decked seating area and lawn.





## The Detail

The property is entered via a composite double-glazed door into a welcoming entrance hallway featuring slate-effect flooring, a contemporary column radiator, and access to the staircase and living accommodation.

The living room is a standout space, centred around an impressive media wall with vertical strip acoustic panelling, for flat screen TV panelling and an inset electric log-effect fire with remote control, complemented by decorative coving and a bay window with built-in blinds.

Open-plan access leads through to the contemporary dining kitchen, fitted with black high-gloss units, square-edged slate-effect work surfaces, and a range of quality integrated appliances including a Bosch oven, microwave, dishwasher, fridge, induction hob, recessed, LED lighting, breakfast bar and dining area again with a feature wall with vertical strip acoustic panelling. There are two windows and two double glazed doors giving access to the rear garden.

The first floor landing features a striking contemporary style staircase with black handrail with inset glass. The landing gives access to three well-proportioned bedrooms, including a front-facing primary bedroom with fitted wardrobes and bedroom two and three also have built in storage. There is also a stylish contemporary bathroom completing the accommodation.

Outside, the property benefits from a double-width driveway leading to a single attached garage. The rear garden has been landscaped for ease of maintenance, offering porcelain paving, lawned areas, composite decking, and well-defined planting beds, creating a versatile space for outdoor dining and relaxation.



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## The Location

Abbot Close enjoys a quiet cul-de-sac position within the popular Oakwood area, known for its family-friendly environment and excellent 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.

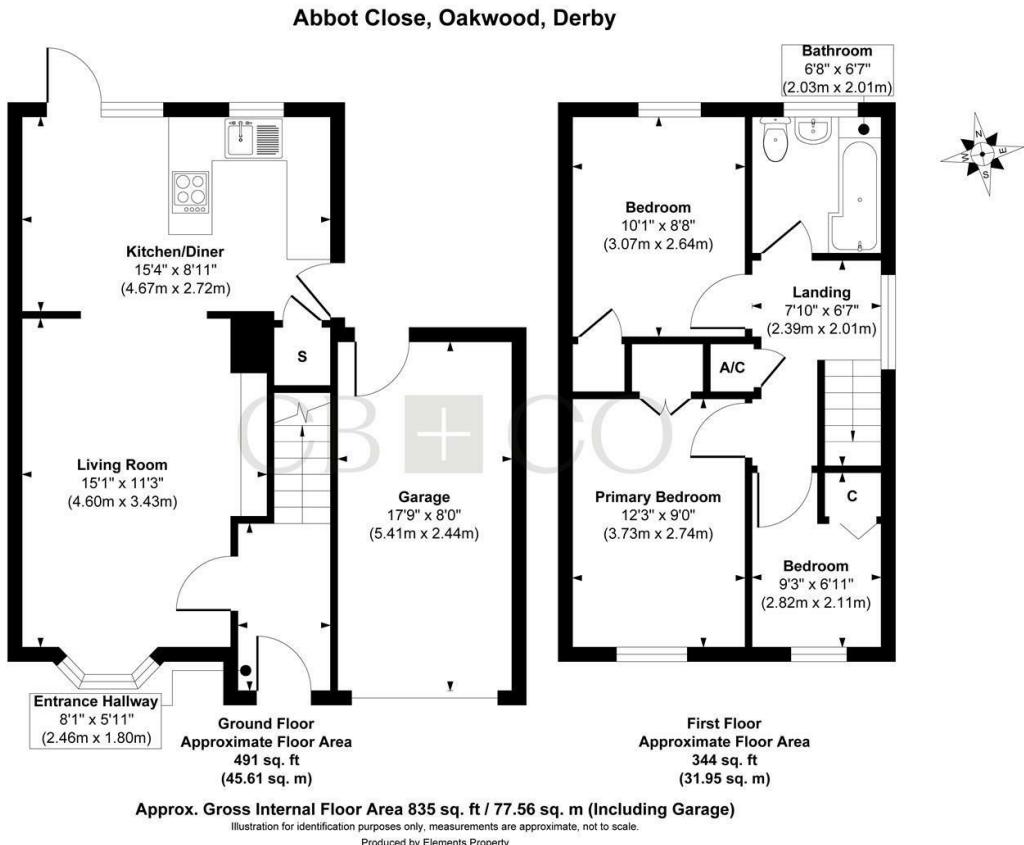
Outdoor enthusiasts will appreciate the proximity to Chaddesden Wood and Oakwood Park, both offering scenic green spaces for walking and recreation.

For commuters, convenient links to the A52 and A38 ensure easy travel to surrounding areas and major transport hubs.









## The Particulars

- Three Bedroom Detached Family Home
- Stylish and Well Appointed Accommodation
- Potential for Extension (Subject to Planning Consent)
- New Boiler Fitted 2024
- Entrance Hall, Lounge, Stylish Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Driveway & Single Attached Garage
- Landscaped Private Rear Garden
- Close to Excellent Local Shops & Amenities
- Ideal for Young Professionals or Family - Offered with No Upward Chain

### Size

Approx 936.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

C

# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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