

CURRAN  
BIRDS  
+ CO

Trowbridge Close,

£995



CURRAN BIRDS + CO

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



AVAILABLE NOW ON AN UNFURNISHED BASIS - Spacious three-bedroom property within easy reach of local amenities, shops, and schools.

Internally, the property features a welcoming hallway leading to a downstairs WC, a modern kitchen with ample storage, and an open plan lounge diner with large windows for plenty of natural light. Upstairs, there is a comfortable master bedroom, two additional bedrooms, and a bathroom with a three-piece suite.

Outside, the property includes a generous driveway leading to a brick-built garage and an enclosed rear garden. Situated on a quiet cul-de-sac, it is just a short walk from Oakwood's local shopping precinct, offering various shops, cafes, and essential services, providing convenience and a sense of community.





### The Detail

On the ground floor, this practical home features a handy downstairs WC and a functional kitchen with fitted units and space for a cooker. The lounge diner offers an open-plan layout with stairs leading to the first floor and doors opening to the rear garden.

To the first floor, the landing leads to three bedrooms. The master bedroom offers a practical and functional space, while bedrooms two and three are adaptable for use as children's rooms, guest accommodations, or a home office. The bathroom features a three-piece suite with a bathtub, wash basin, and WC.

Outside, the property has a driveway providing ample parking and a detached brick-built garage for additional storage. The enclosed rear garden offers a private outdoor space, suitable for various activities and enjoyment.







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## The Location

Oakwood is a favoured residential area located roughly 4 miles east of Derby City Centre. It boasts a variety of local shops and amenities, including a parade of shops, a supermarket, and a post office at the Oakwood District Centre, as well as additional options on Smalley Drive. Educational institutions for both primary and secondary levels are available, along with frequent bus services to Derby City Centre.

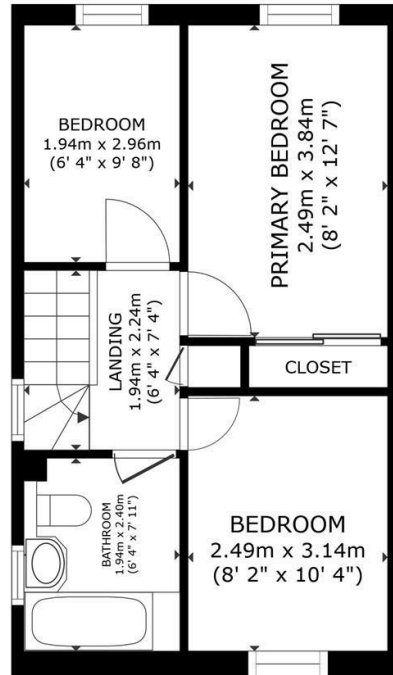
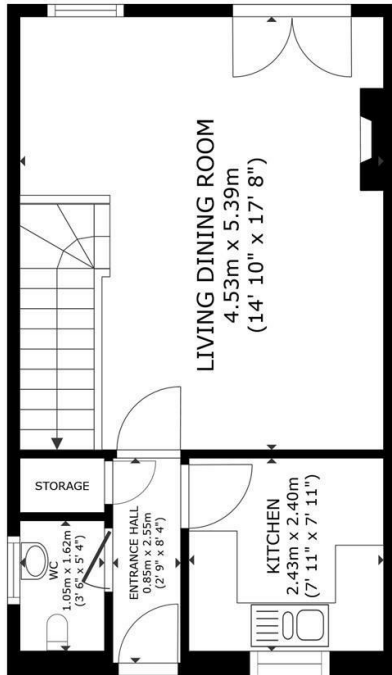
Nearby recreational options include a Leisure Centre, a recreational park, and the scenic Locko Park, which offers pleasant country walks. The area is also conveniently situated near three renowned golf courses: Breadsall Priory Country Club, Morley Hayes Country Club, and Horsley Lodge Country Club. Additionally, Elvaston Castle, located just 3 miles away, provides picturesque views and more opportunities for country walks.

Transport connections are excellent, with easy access to the A52 and M1 Motorway. Nottingham is only 10 miles away, and East Midlands Airport is 15 miles from Oakwood.









GROSS INTERNAL AREA  
 FLOOR 1 35.9 m<sup>2</sup> (386 sq.ft.) FLOOR 2 35.3 m<sup>2</sup> (380 sq.ft.)  
 TOTAL : 71.2 m<sup>2</sup> (767 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## The Particulars

- Modern Semi Detached Property
- Three Bedrooms
- Hallway, Downstairs WC
- Kitchen with Space For Cooker
- Spacious Open Plan Lounge Diner
- Driveway, Brick Built Garage
- Quiet Cul-De-Sac Position
- Excellent Access to Road Links & Pride Park
- Short Walk to Shops & Schools
- Available Now, Unfurnished

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

# CURRAN BIRDS + CO



*Let's Talk*

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