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Tregaron Close
Oakwood, Derby
Guide Price £295,000



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



DELIGHTFUL POSITION - A beautifully presented and well-proportioned three-bedroom detached home, set in a delightful position beside open green space at the entrance to this quiet cul-de-sac, and conveniently located for excellent local amenities at the Oakwood District Centre. This property would provide an ideal opportunity for a professional couple or young family.

The accommodation comprises an inviting entrance hallway, a contemporary WC, a lovely lounge with a bay window, a separate dining room, a conservatory, a well-appointed breakfast kitchen, and a separate utility room. To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom. The spacious primary bedroom also benefits from a stylish, contemporary en-suite shower room.

Outside, a block-paved driveway provides ample off-road parking and access to an integral garage. The property is set behind a well-maintained front garden, with gated side access leading to a generous, private south-west facing rear garden, featuring a lawn, patio areas, raised beds, and mature planting.





The Detail

A canopy storm porch with a uPVC double-glazed entrance door opens into a welcoming hallway with an open staircase and ceramic tiled flooring, leading to the main living areas and stylish contemporary wc.

The lounge is a charming and well-proportioned space, featuring a modern marble fire surround with inset pebble-effect electric fire and a square bay window to the front elevation. An archway leads through to the dining room, which benefits from French doors opening into a bright conservatory. The conservatory, of uPVC and brick construction, provides additional living space with direct access to the patio and rear garden.

The breakfast kitchen is attractively fitted with a comprehensive range of maple-effect wall and base units, including glass-fronted display cupboards, contrasting worktops, integrated appliances, and a pantry/store. A separate utility room, finished to the same standard, offers further storage, appliance space, and access to both the rear garden and integral garage.

Upstairs, the property offers three well-presented bedrooms, including a spacious primary bedroom with a bay window and a superb contemporary en-suite shower room. There is a second double bedroom with a view of the rear garden and third single bedroom that is currently been used as a study.

Externally, a block paved driveway provides ample off-road parking and leads to the integral garage. The property is set back behind a well-maintained front garden, while gated side access leads to a south-westerly facing rear garden. This attractive outdoor space features a shaped lawn, paved patios, raised flower beds, and mature planting, all enclosed for privacy.







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The Location

Tregaron 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.

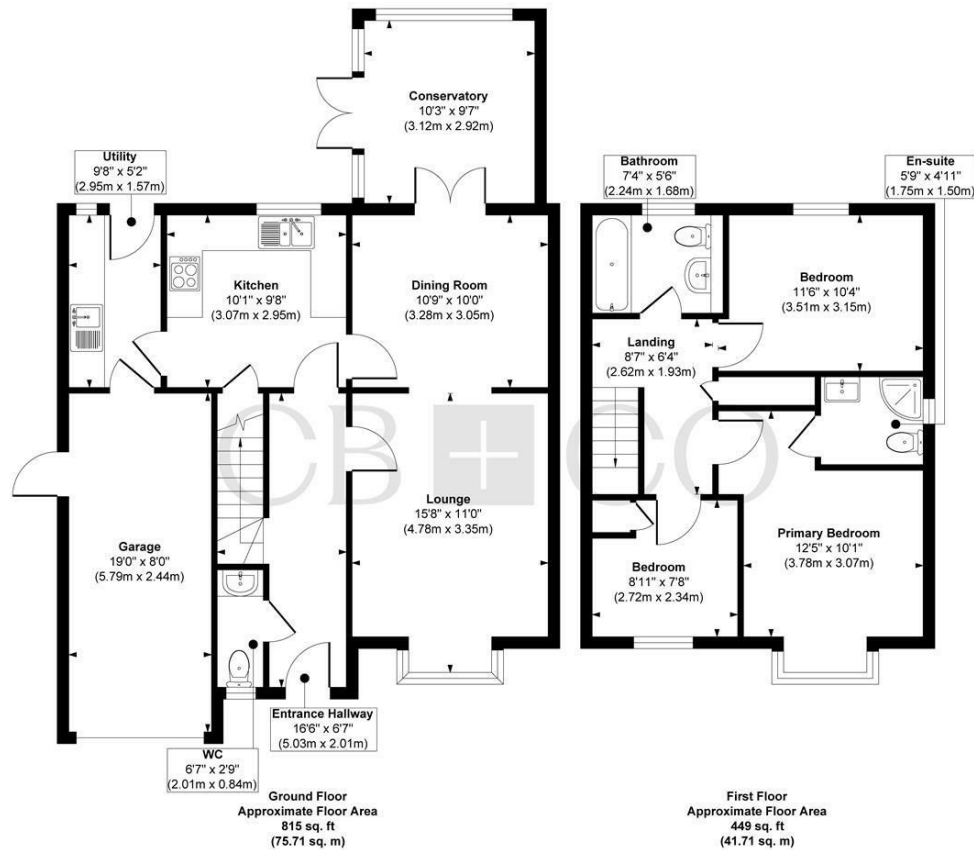
For commuters, convenient links to the A52 and A38 ensure easy travel to surrounding areas and major transport hubs.







Tregaron Close, Oakwood, Derby



Approx. Gross Internal Floor Area 1264 sq. ft / 117.42 sq. m (Including Garage)

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

Produced by Elements Property

The *Particulars*

- Beautifully Presented Three Bedroom Detached
- Delightful Cul-de-Sac Position - Next to Open Green Space
- Ideal Family Home - Stylish Presentation
- Entrance Hallway, Contemporary WC, Well Appointed Kitchen & Utility Room
- Lounge with Bay Window, Open Plan Access to Dining Room & Conservatory
- Three Well Proportioned Bedrooms & Bathroom
- Primary Bedroom & Contemporary En-Suite Shower Room
- Driveway, Single Integral Garage & Delightful Landscaped Rear Garden
- Close to Excellent Local Shops & Amenities
- Easy Access to the Beautiful Locko Park

Size

Approx 1264.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

C

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Let's *Talk*

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