

CURRAN  
BIRDS  
+ CO

Rymill Drive  
Oakwood, Derby  
£240,000





# CURRAN BIRDS + CO

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



**STYLISH TOWNHOUSE** - A beautifully presented and significantly improved modern three-bedroom end townhouse, occupying a pleasant cul-de-sac position in the highly sought-after area of Oakwood. The property is ideally located within easy reach of an excellent range of local shops and amenities. Finished to a high standard throughout, it would be perfectly suited to a first-time buyer, young couple or family.

The accommodation briefly comprises an entrance hallway, cloakroom WC, and a stylish lounge with open-plan access to the dining room and a well-appointed kitchen. To the first floor, the landing provides access to three bedrooms and a contemporary family bathroom.

Externally, the property benefits from a driveway providing off-road parking for approximately three to four vehicles. Gated access leads to a delightful landscaped rear garden featuring a paved patio area, shaped lawn, planting borders, all enclosed by timber fencing.









## The Detail

The property opens into a bright entrance hallway with feature inset glazing, creating a light and welcoming first impression. A convenient downstairs WC is finished with modern fittings and tiled splashbacks. The lounge offers comfortable proportions, complemented by grey wood-effect flooring and a feature fireplace that provides a clear focal point. This space leads directly into the dining room which benefits from useful understairs storage and French doors opening to the rear garden.

The kitchen is fitted with matching wall and base units, roll-edge work surfaces, an integrated electric oven, gas hob with cooker hood, and tiled splashbacks. There is space for additional white goods, plumbing for a washing machine, and a rear access door providing further garden access.

Upstairs, the landing provides access to the loft and an airing cupboard housing the hot water cylinder. The main bedroom is positioned to the rear and includes built-in wardrobes, while two further bedrooms are located to the front of the property. The contemporary family bathroom is finished with a P-shaped bath and rainfall shower, shower screen, vanity unit with concealed flush WC, tiled flooring and splashbacks, recessed lighting, and heated towel radiators.

Externally, the rear garden offers a practical and low-maintenance outdoor setting, featuring a patio seating area, slate beds, and a lawned section. Gated access leads directly to the driveway, and the property benefits from side parking and its end-of-cul-de-sac position.











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## The Location

Rymill Drive enjoys a quiet cul-de-sac position, set 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.



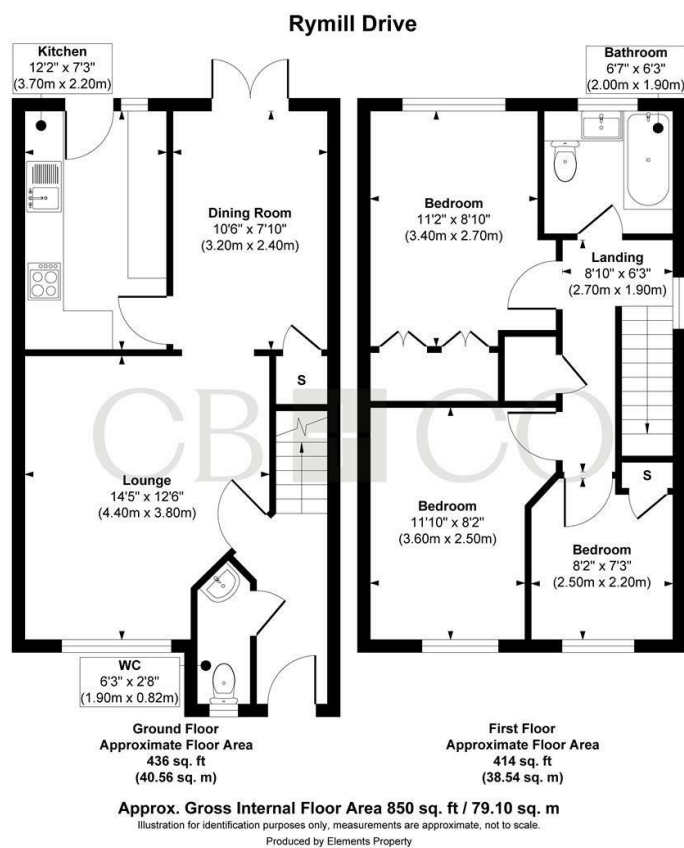












## The Particulars

- Stylish Modern Three Bedroom End Townhouse
- Beautifully Presented & Upgraded
- Ideal for First Time Buyer or Young Family
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, WC & Lounge
- Modern Fitted Kitchen & Dining Area
- Three Bedrooms & Contemporary Bathroom
- Driveway & Delightful Landscaped Rear Garden
- End of Cul-de-Sac Position
- Close to Excellent Local Shops & Amenities

### Size

Approx 850.00 sq ft

### Energy Performance Certificate (EPC)

### Rating

### Council Tax Band

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Let's *Talk*

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