



PRIORY GARDENS, OAKWOOD, DERBY

PRICE £650,000

5 BEDROOM | 3 BATHROOM | 2 RECEPTION



WELCOME TO PRIORY GARDENS

OUTSTANDING HOME IN PREMIER LOCATION – A truly immaculate and high-specification five-bedroom detached family home, occupying a generous and beautifully landscaped garden plot in a premier cul-de-sac location just off the highly sought-after Porters Lane. Presented and appointed to an exceptional standard throughout, the property benefits from a number of high-quality upgrades, including a bespoke kitchen designed by Creative Interiors, a contemporary family bathroom, and two stylish en-suite shower rooms.

Extending to approximately 2,200 sq ft of floor area and includes a detached double garage. The well-planned accommodation briefly comprises an entrance hallway, downstairs WC, dining room, spacious living room with bay window, high-specification dining kitchen, and a separate utility room. To the first floor, the landing provides access to five well-proportioned bedrooms and a contemporary family bathroom. The spacious primary bedroom benefits from a modern en-suite shower room, while bedroom two also enjoys its own en-suite facilities.

Outside, the property enjoys a delightful position within this leafy cul-de-sac and features a double-width driveway, detached double garage, and a truly outstanding south-facing private landscaped garden. The garden is a particular highlight, offering attractive patio and timber-decked seating areas, a well-maintained lawn, and an abundance of mature trees and shrubs, providing an excellent degree of privacy and seclusion.

THE DETAIL

The property is entered through a stylish composite panelled door into the welcoming reception hallway. This is a beautiful light space and immediately creates a striking first impression, featuring a ceramic tiled floor, mirrored feature wall, recessed LED lighting, and an elegant oak staircase with inset glass panels.

The ground floor offers an excellent balance of living and entertaining space, including a formal dining room and a spacious living room with oak flooring, a contemporary inset fireplace, bay window, and French doors opening onto the rear garden. The heart of the home is the superb open-plan dining kitchen, expertly designed by Creative Interiors. Finished with contemporary white high-gloss units, black granite work surfaces, integrated appliances, and a Smeg dual-fuel range cooker, the kitchen flows seamlessly into the dining area, where wide sliding patio doors provide direct access to the garden. A separate utility room and downstairs WC add further practicality.

To the first floor, the generous landing leads to five well-proportioned bedrooms, including two with stylish en-suite shower rooms. The principal bedroom benefits from fitted glass fronted wardrobes and a luxurious en-suite featuring a walk-in shower and contemporary fittings. Bedroom two also enjoys fitted mirrored wardrobes and an en-suite shower room. Three further bedrooms, one with fitted mirrored wardrobes, are served by an attractive family bathroom. Bathroom and en-suites designed by Creative Interiors.

Outside, the property is approached via a substantial tarmac driveway with attractive block-paved edging, providing ample off-road parking, while a porcelain pathway leads to the front entrance. The driveway provides access to a large double detached garage.

The delightful rear garden is a particular highlight, enjoying a private position on a generous plot. Thoughtfully landscaped, it features a split-level composite decked seating area, extensive lawn, mature shrub borders, railway sleeper edging, and additional paved seating areas, creating an ideal setting for outdoor entertaining and family enjoyment.

CB+CO





The Location

Positioned just off Porters Lane in the highly sought-after area of Oakwood, Priory Gardens enjoys a quiet and leafy private setting and is considered one of the premier cul-de-sac locations in the area

The area offers excellent convenience, with a local shopping parade nearby providing a supermarket, pharmacy, and other essential amenities. The wider retail offerings of Meteor Retail Park are also easily accessible, offering a variety of national retailers and eateries.

Oakwood is well placed for access into Derby city centre and enjoys swift connections to the A38 and A52 for commuting. The area is served by reputable schools and offers access to picturesque open countryside, along with nearby golf courses at Breadsall, Horsley, and Morley Hayes — ideal for leisure and recreation.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.





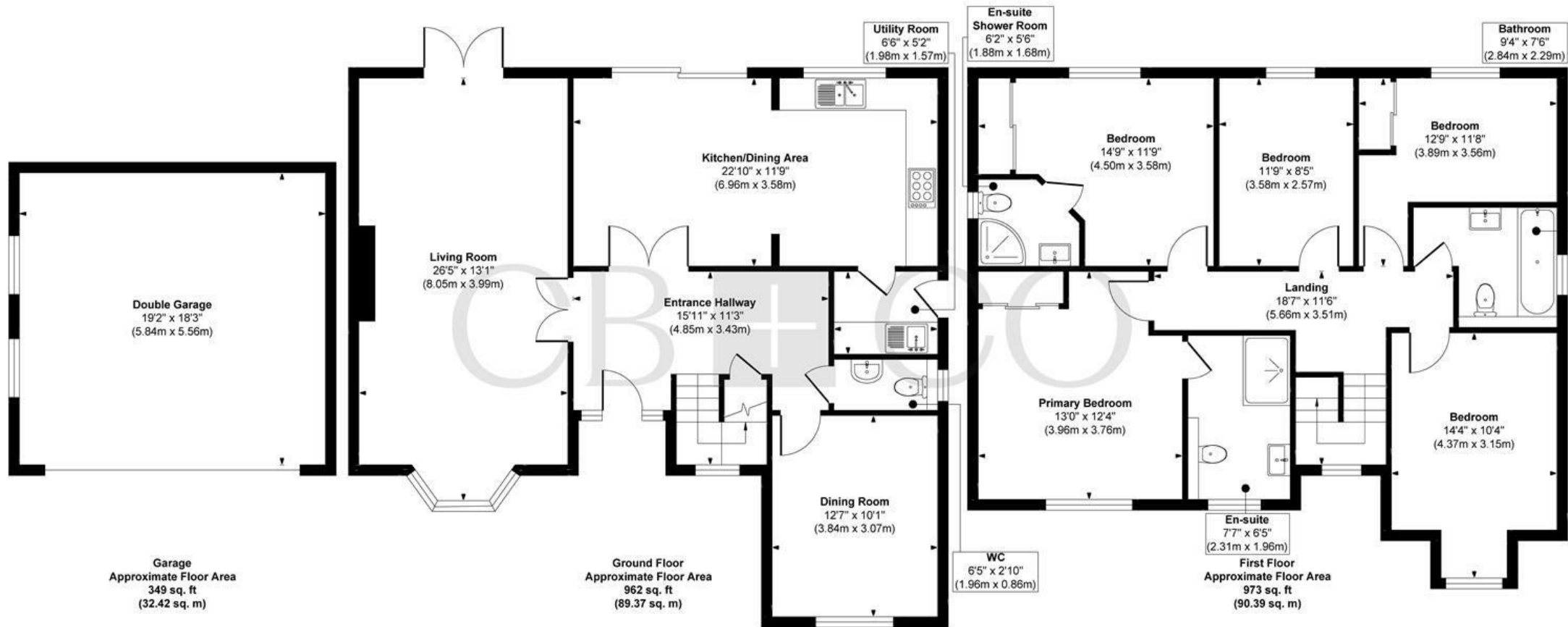








Priory Gardens, Off Porters Lane, Oakwood, Derby



Approx. Gross Internal Floor Area 2284 sq. ft / 212.18 sq. m (Including Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

C

COUNCIL TAX BAND

F

- Stunning High Specification Five Bedroom Detached Family Home
- Premier Location - Exclusive Cul-de-Sac Position off Porters Lane
- Generous Landscaped Gardens - One of the Largest Plots on Development
- Truly Immaculate High Specification Home
- Entrance Hallway, WC, Spacious Living Room & Separate Dining Room
- Creative Interiors Designed Dining Kitchen & Separate Utility Room
- Five Double Bedrooms, Two En-Suites & Stunning Contemporary Bathroom
- Generous Frontage with Large Driveway & Detached Double Garage
- Delightful Private & Landscaped Rear Garden with Various Seating Areas
- Stunning Home - Viewing a Must!

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

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MICKLEOVER

THE STUDIO

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