

SMALLEY DRIVE, OAKWOOD, DERBY

PRICE £225,000

2 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO SMALLEY DRIVE

EXTENDED & RENOVATED HOME WITH STUNNING GARDEN ROOM - A comprehensively extended, reconfigured and renovated two-bedroom semi-detached home, offering a stunning open-plan living, dining and kitchen space, an extended garden room and a sought-after location, conveniently situated close to local shops and amenities. Perfect for young professionals and first-time buyers, the property benefits from off-road parking and a superb, low-maintenance landscaped south-facing rear garden.

The accommodation has been thoughtfully extended and reconfigured to create a modern, practical and versatile living space. It benefits from gas central heating via a combination boiler and replacement anthracite double glazing throughout. In brief, the property comprises an entrance hallway, a spacious open-plan living, dining and kitchen area with contemporary units and breakfast bar, together with an extended garden room. To the first floor are two double bedrooms and a contemporary bathroom.

Externally, the property features a low-maintenance front garden and driveway. To the rear is a superb, enclosed south-facing garden, designed for easy maintenance and featuring an artificial lawn, patio and composite-decked seating area.

THE DETAIL

Entrance is through a modern composite panelled door into the hallway, which features light wood-grain-effect flooring, a staircase rising to the first-floor landing, a wall-mounted digital thermostat and a contemporary panelled door leading into the open-plan living, dining and kitchen area.

The stylish kitchen is fitted with grey panelled units, brushed stainless-steel handles and a marble-effect laminate worktop, complemented by a stainless-steel electric oven, four-ring gas hob, extractor hood, glazed splashback and integrated washing machine. A breakfast bar provides an ideal informal dining space, while a rear window and double-glazed door overlook and provide access to the garden. The living and dining area benefits from matching flooring, a TV point, front-facing double-glazed window and useful understairs storage.

Accessed externally, the garden room features French doors, wood-effect flooring and recessed LED lighting. A convenient ground-floor WC completes the accommodation.

Upstairs, the landing provides access to the loft and serves two double bedrooms and the bathroom. The rear-facing principal bedroom features a double-glazed window and recently refitted carpets, while bedroom two benefits from a front-facing window. The bathroom is fitted with a modern white three-piece suite comprising a concealed-cistern WC, vanity wash basin and panelled bath with shower and rainfall shower head. Further features include ceramic tiling, a heated towel rail, extractor fan and recessed LED downlights.

The property is approached via a single-width driveway and lawned front garden. To the rear, the superb south-facing landscaped and enclosed garden offers an Indian sandstone patio, artificial lawn, composite seating area, raised planting beds, outside tap and access to the garden room.

CB+CO





The Location

Smalley Drive is set within the popular Oakwood area, known for its family-friendly environment and excellent local 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.

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.

CB+CO















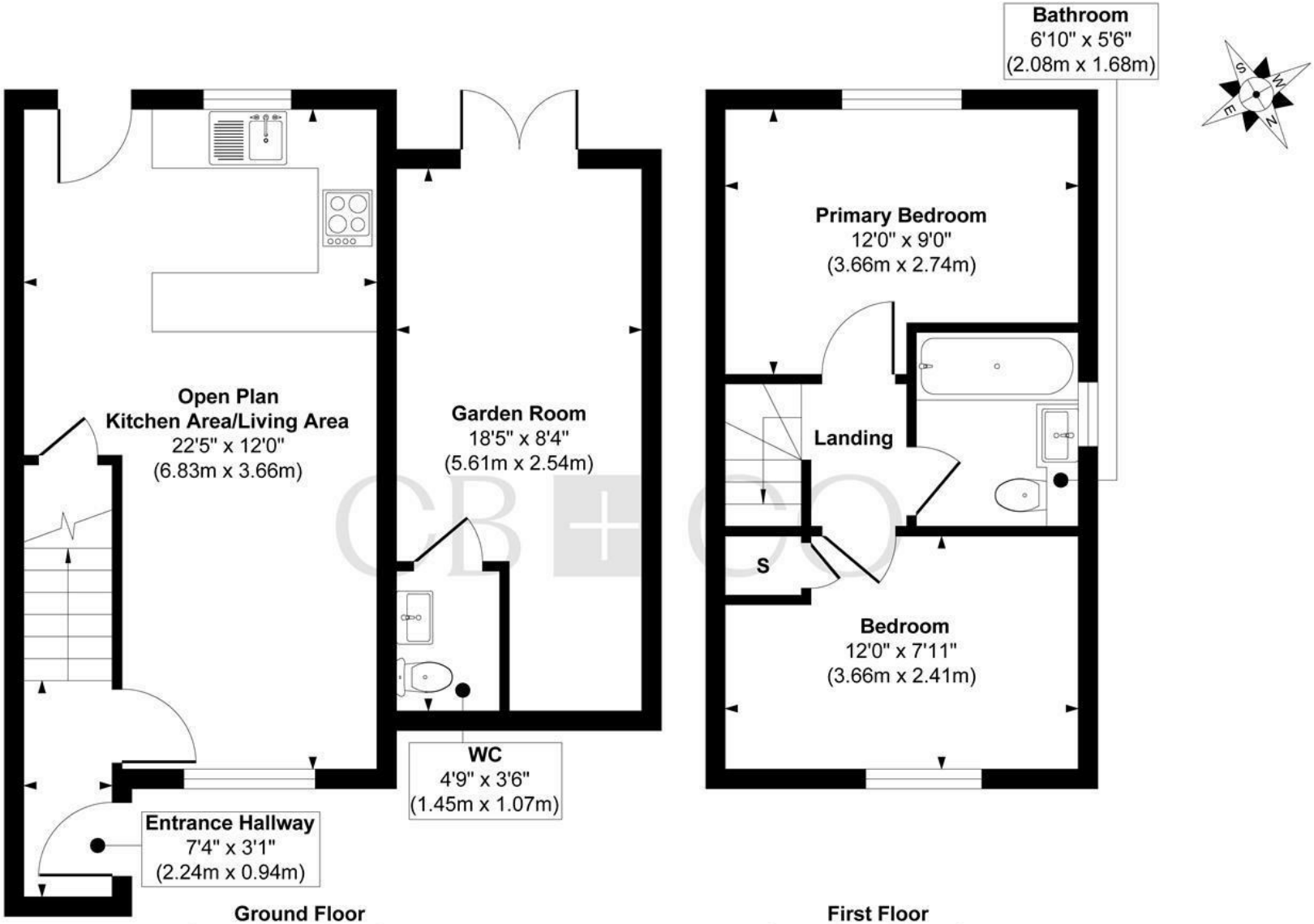








Smalley Drive, Oakwood, Derby



Ground Floor
Approximate Floor Area
447 sq. ft
(41.52 sq. m)

First Floor
Approximate Floor Area
269 sq. ft
(24.99 sq. m)

Approx. Gross Internal Floor Area 716 sq. ft / 66.51 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

sq ft

EPC RATING

COUNCIL TAX BAND

A

- Superb Extended & Renovated Two Bedroom Semi-Detached Home
- Stylish Contemporary Fittings - Tasteful Neutral Presentation
- Ideal First Time Buy or for Young Professionals
- Combination Boiler Gas Central Heating & Replacement uPVC Double Glazing
- Entrance Hallway & Superb Open Plan Living Dining Room
- Extended Garden Room with WC
- Two Double Bedrooms & Contemporary Bathroom
- Driveway, Front Garden & Superb South Facing Landscaped Garden
- Close to Excellent Local Shops & Amenities
- No Chain Involved

CURRAN BIRDS + CO

CURRAN BIRDS + CO

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved