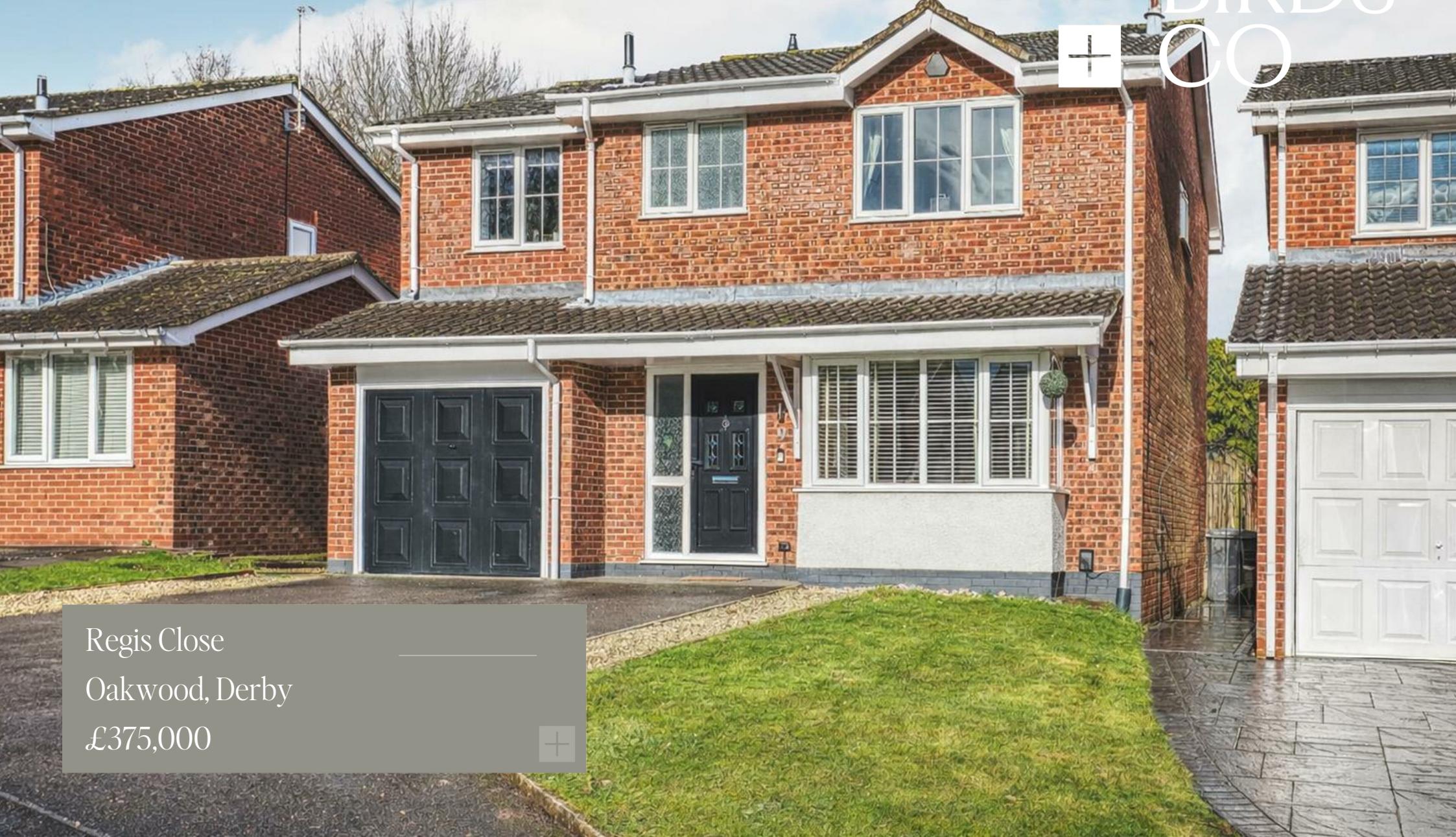


CURRAN
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+ CO



Regis Close
Oakwood, Derby
£375,000

CURRAN BIRDS + CO



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



STYLISH EXTENDED FAMILY HOME – A beautifully presented and extended four-bedroom family home, occupying a sought-after cul-de-sac position in Oakwood, close to open green space and excellent local shops and amenities. The property has been finished to a high standard throughout and features a superb contemporary open-plan dining kitchen to the rear, with direct access to the garden.

In brief, the accommodation comprises: an entrance hallway, a stylish living room opening through to an impressive contemporary dining kitchen, a separate utility room and a ground floor wc. To the first floor, the landing leads to four well-proportioned bedrooms, three of which are doubles. There is also a family bathroom, while the primary bedroom benefits from fitted wardrobes and an en-suite shower room.

Externally, the property occupies an elevated position towards the end of this attractive cul-de-sac. A double-width driveway provides off-road parking and leads to a single integral garage, complete with an EV charging point. To the rear is an enclosed garden featuring a paved patio, lawn and raised timber decked seating area.





The Detail

Nestled towards the top of a peaceful cul-de-sac, this modern four-bedroom home offers stylish, well-planned accommodation ideal for family living.

A welcoming entrance hall with oak-effect laminate flooring leads to a stylish living room, featuring a box-style bay window and contemporary wall-mounted electric fire oak-effect laminate flooring and open plan access to the superb dining kitchen.

A true feature of this stylish home is the superb open-plan dining kitchen forms the heart of the home. Fitted with contemporary high-gloss units, contrasting matt black handles and slate-effect work surfaces, it also benefits from integrated appliances and a composite sink. The dining area enjoys continued oak-effect flooring and French doors opening out to the garden, perfect for entertaining. A useful understairs storage cupboard, ground floor WC and a well-equipped utility room with additional sink, work surface and garden access add practicality, along with internal access to the integral garage.

Upstairs, the primary bedroom features mirrored fitted wardrobes and a stylish fully tiled en-suite with mains-fed shower and chrome heated towel rail. Three further bedrooms are served by a modern family bathroom.

Externally, the property stands towards the top of the cul-de-sac with a lawned frontage, double-width tarmac driveway and single integral garage. The enclosed rear garden offers a paved patio, laid lawn, Cotswold stone borders and a raised timber decked seating area.







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The Location

Regis Close 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.

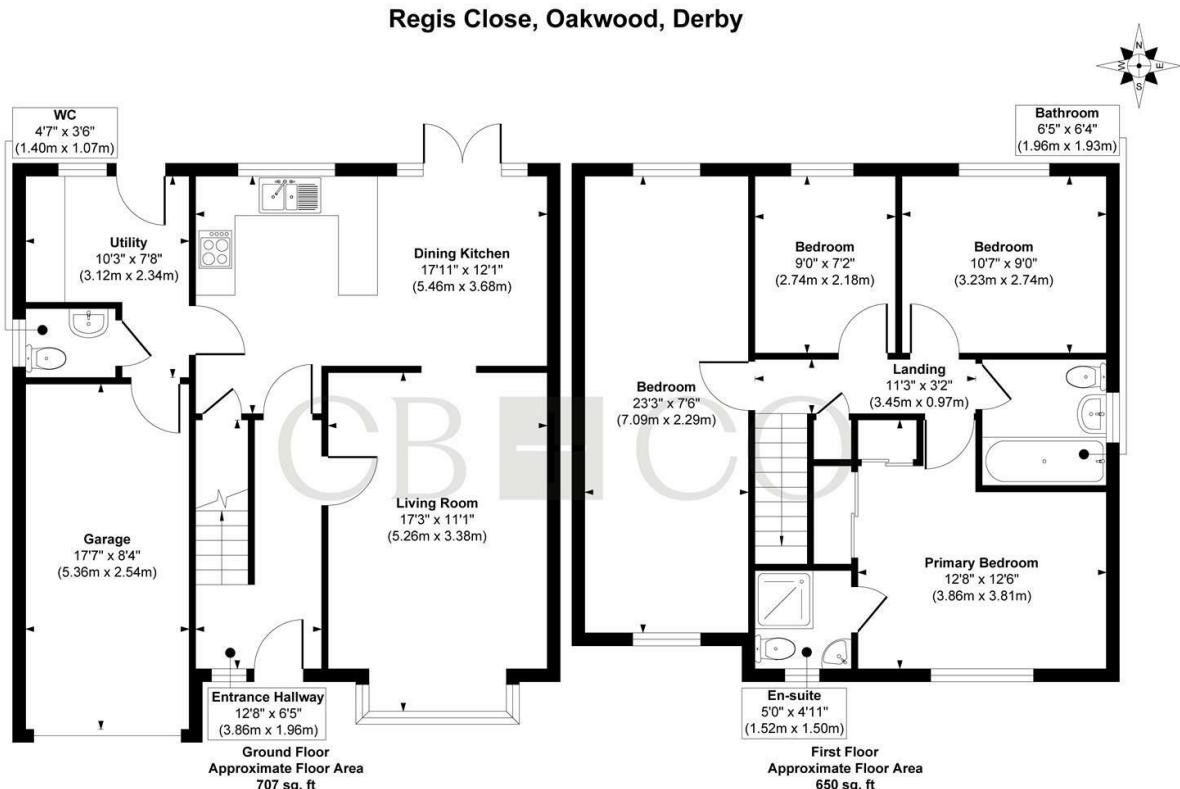
Outdoor enthusiasts will appreciate the proximity to Chaddesden Wood and Oakwood Park, both offering scenic green spaces for walking and recreation.

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









The Particulars

- Spacious Extended Four Bedroom Detached Family Home
- Stylish Presentation Throughout
- Delightful Cul-de-Sac Location near Open Green Space
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway & Spacious Living Room
- Superb Contemporary Open Plan Dining Kitchen, Utility Room & WC
- Four Bedrooms, Bathroom - Primary Bedroom with En-Suite Shower Room
- Front Garden, Driveway, Single Garage & Enclosed Rear Garden
- Great Location - Close to Excellent Local Shops & Amenities
- No Chain Involved

Size

Approx sq ft

Energy Performance Certificate (EPC)

Rating

Council Tax Band

C

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The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

Let's Talk

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