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Amesbury Lane  
Oakwood, Derby  
Offers in excess of: £200,000



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



MODERN DETACHED BUNGALOW - This two-bedroom detached bungalow offers comfortable, easy-to-manage living with a practical and well-balanced layout and features a driveway for two cars and enclosed rear garden. Conveniently positioned close to local shops and amenities, the property also benefits from a regular bus route into Derby city centre, making it an excellent choice for those seeking both accessibility and everyday convenience.

The property has gas central heating, double glazing and features: entrance hallway, fitted kitchen, lounge dining room provides a pleasant central living space, with direct access to the garden bringing in natural light and creating an easy connection to the outdoors. There are two versatile bedrooms and a modern shower room.

Outside, the enclosed walled garden offers a private and low-maintenance setting, complemented by driveway parking and an EV charging point.





## The Detail

This attractive bungalow is arranged across a single level, offering a practical and well-considered layout suited to modern living. The welcoming entrance hallway leads through to the lounge/diner, where sliding doors open directly onto the garden, allowing natural light to filter through and creating a pleasant connection between indoor and outdoor space.

The kitchen is positioned to the front of the home and is fitted with coordinated wall and base units, integrated cooking appliances and direct access to the side of the property for everyday convenience.

Both bedrooms are well-proportioned, with the principal bedroom enjoying a quiet rear aspect overlooking the garden, while the second bedroom provides flexible use as a guest room, home office or additional bedroom. The recently updated shower room is fitted with contemporary fixtures, including a vanity unit and heated towel rail.

Externally, the enclosed walled garden wraps around the property, combining lawn and patio areas to create a private and manageable outdoor setting. A tandem driveway provides off-road parking, with the added benefit of an EV charging point for modern convenience.







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## The Location

Oakwood is a well-established suburb offering a strong sense of community alongside excellent everyday convenience. Within easy reach of the property is the nearby shopping parade, providing a selection of local shops and essential services, along with a doctors surgery that supports day-to-day needs close to home.

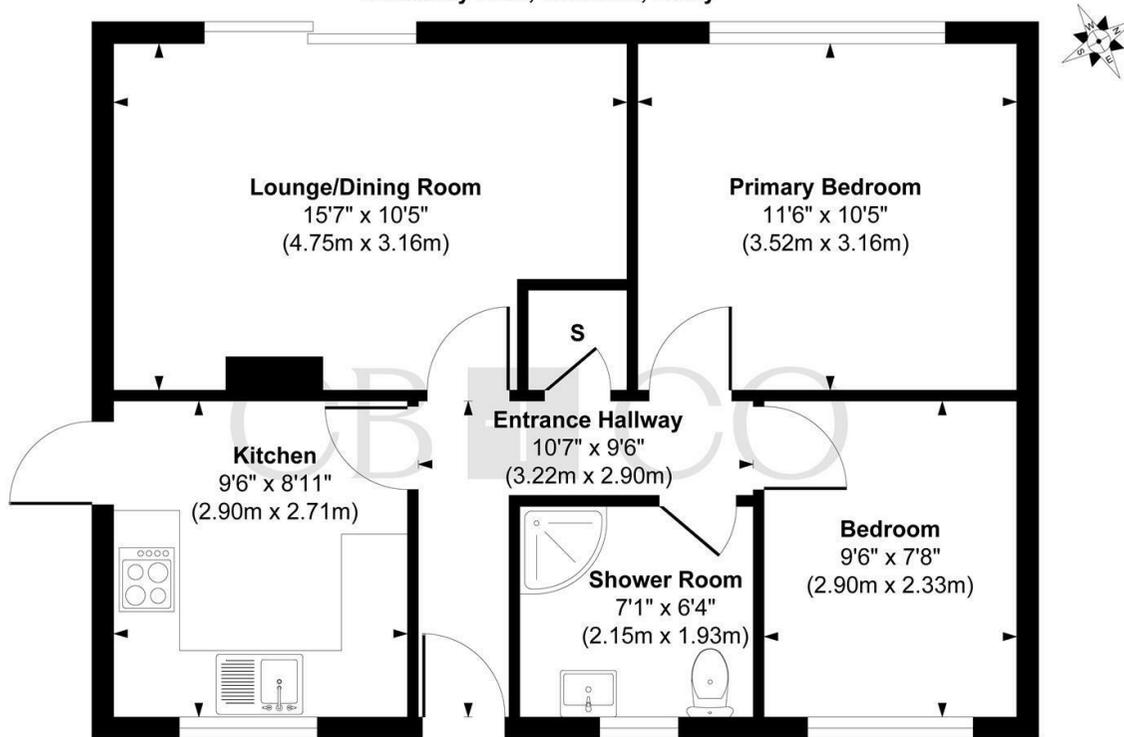
For those who enjoy staying active, Springwood Leisure Centre is located nearby and offers a range of fitness and recreational facilities, while surrounding green spaces provide opportunities for walking and outdoor leisure.

Regular bus routes operate close by, offering straightforward connections into Derby city centre and surrounding areas, making it easy to access wider amenities, employment and leisure opportunities. The area strikes a comfortable balance between accessibility and a relaxed residential setting, making it a popular choice for a wide range of buyers.





Amesbury Lane, Oakwood, Derby



**Floor Plan**

**Approx. Gross Internal Floor Area 555 sq. ft / 51.56 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Detached Bungalow Close To Amenities
- Two Bedrooms
- Lounge And Dining Room With Direct Garden Access
- Fitted Kitchen With Side Access
- Modern Contemporary Shower Room
- Walled Garden With Lawn And Patio
- Driveway And EV Charging Point
- Loft Space Offering Additional Storage
- Nearby Leisure Centre, Shops
- Regular Bus Services To Derby

*Size*

Approx 555.00 sq ft

*Energy Performance Certificate (EPC)*

Rating D

*Council Tax Band*

B

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*Let's Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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