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Porters Lane
Oakwood, Derby
£375,000



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



PREMIER LOCATION – An attractive modern four-bedroom detached home occupying a premier position on the highly sought-after Porters Lane. Offered for sale with no onward chain, this property provides well-proportioned accommodation with excellent potential for cosmetic updating and personalisation. The property also offers scope for extension, subject to the necessary planning consents.

The property benefits from gas central heating and double glazing throughout. In brief, the accommodation comprises an entrance hallway, downstairs WC, fitted kitchen, dining room, and a spacious living room with patio doors opening onto the rear garden. To the first floor, the landing leads to four bedrooms and a modern shower room.

Externally, the property enjoys a delightful leafy setting with a wide frontage, gardens, a block-paved driveway, and access to a single garage. To the rear is a beautifully landscaped garden featuring a patio area, shaped lawn, and well-stocked borders.





The Detail

Located in the popular residential area of Oakwood, this four-bedroom detached property on Porters Lane offers spacious accommodation throughout and presents an excellent opportunity for a purchaser seeking a home with scope for cosmetic improvement and modernisation.

The property is entered via a UPVC wood-effect double-glazed door leading into the entrance hallway, with staircase rising to the first-floor landing and doors providing access to the ground floor accommodation. A useful downstairs WC is fitted with a two-piece suite and half-height tiling.

The living room spans the full width of the rear of the property and features an Adam-style fireplace with marble hearth and backplate, coved ceiling, rear-facing window, and sliding patio doors opening onto the rear garden. To the front elevation, the separate dining room provides additional reception space.

The kitchen is fitted with a range of oak-fronted wall, base and drawer units with roll-edged work surfaces, tiled splashbacks, integrated stainless steel oven and grill, gas hob, tiled flooring, and space for additional appliances. A side access door leads directly to the garden.

To the first floor, the landing gives access to four bedrooms and a modern shower room. The primary bedroom benefits from built-in wardrobes and a fitted sink unit, while bedroom two also includes fitted wardrobes and a dressing table. The well appointed shower room is fitted with a white three piece suite with shower, low flush wc and wash hand basin with vanity unit, airing cupboard and window to the side elevation.

Externally, the property stands on a wide plot with lawned frontage, block-paved driveway, integral garage, generous side garden with greenhouse, and an enclosed rear garden featuring shaped lawn, patio seating area, planting beds, and timber shed.







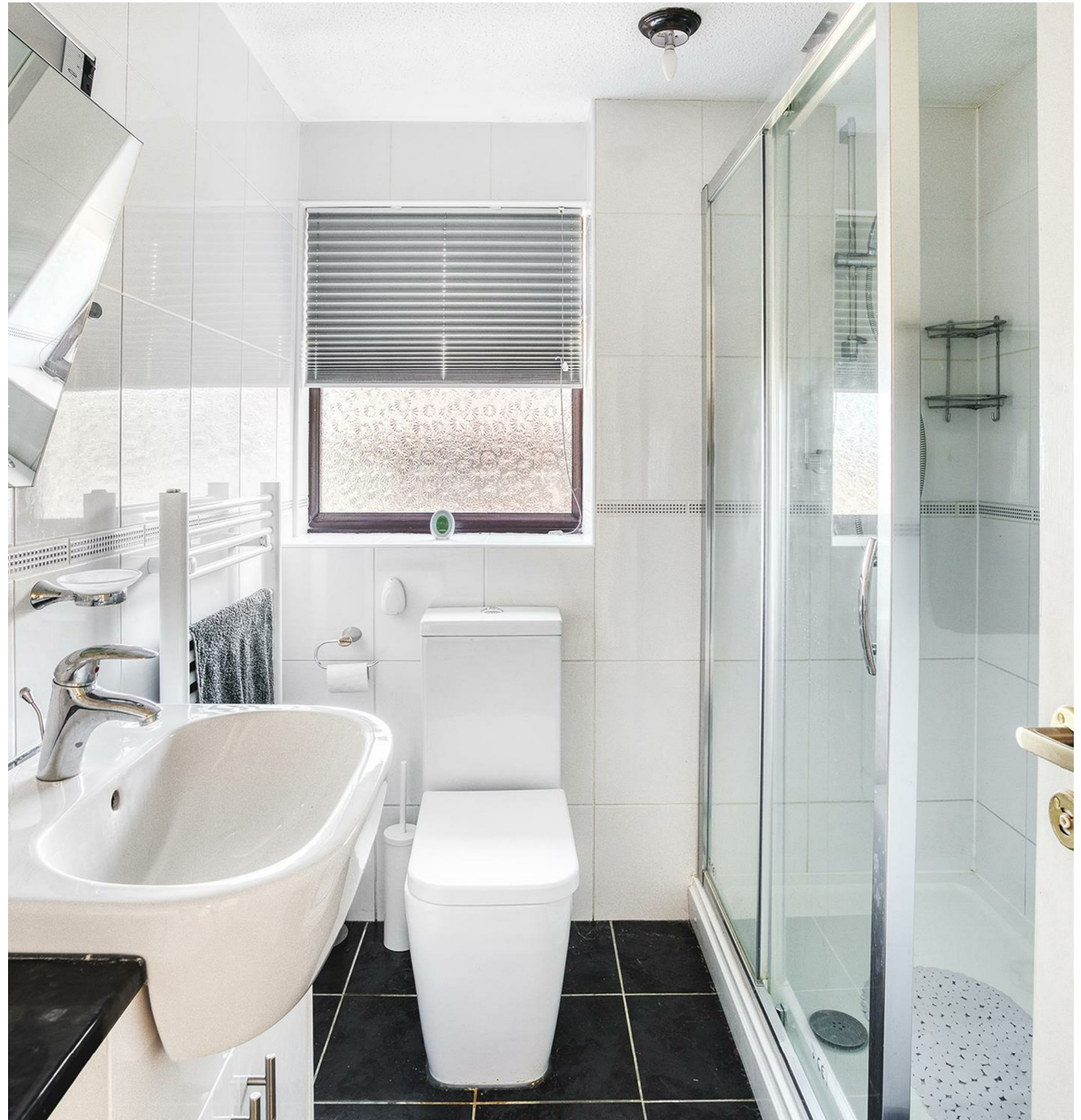
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The Location

Positioned in Oakwood on the highly desirable Porters Lane, regarded as one of the area's premier locations.

The area offers excellent convenience, with a nearby shopping parade providing a supermarket, pharmacy and other everyday amenities. The wider retail and leisure facilities at Meteor Centre are also easily accessible, offering a range of national retailers and eateries.

Oakwood is well placed for access to Derby city centre and benefits from swift connections to the A38 and A52, making it ideal for commuters. The area is served by well-regarded schools and offers access to attractive open countryside, together with nearby golf courses at Breadsall Priory, Horsley and Morley Hayes – perfect for leisure and recreation.







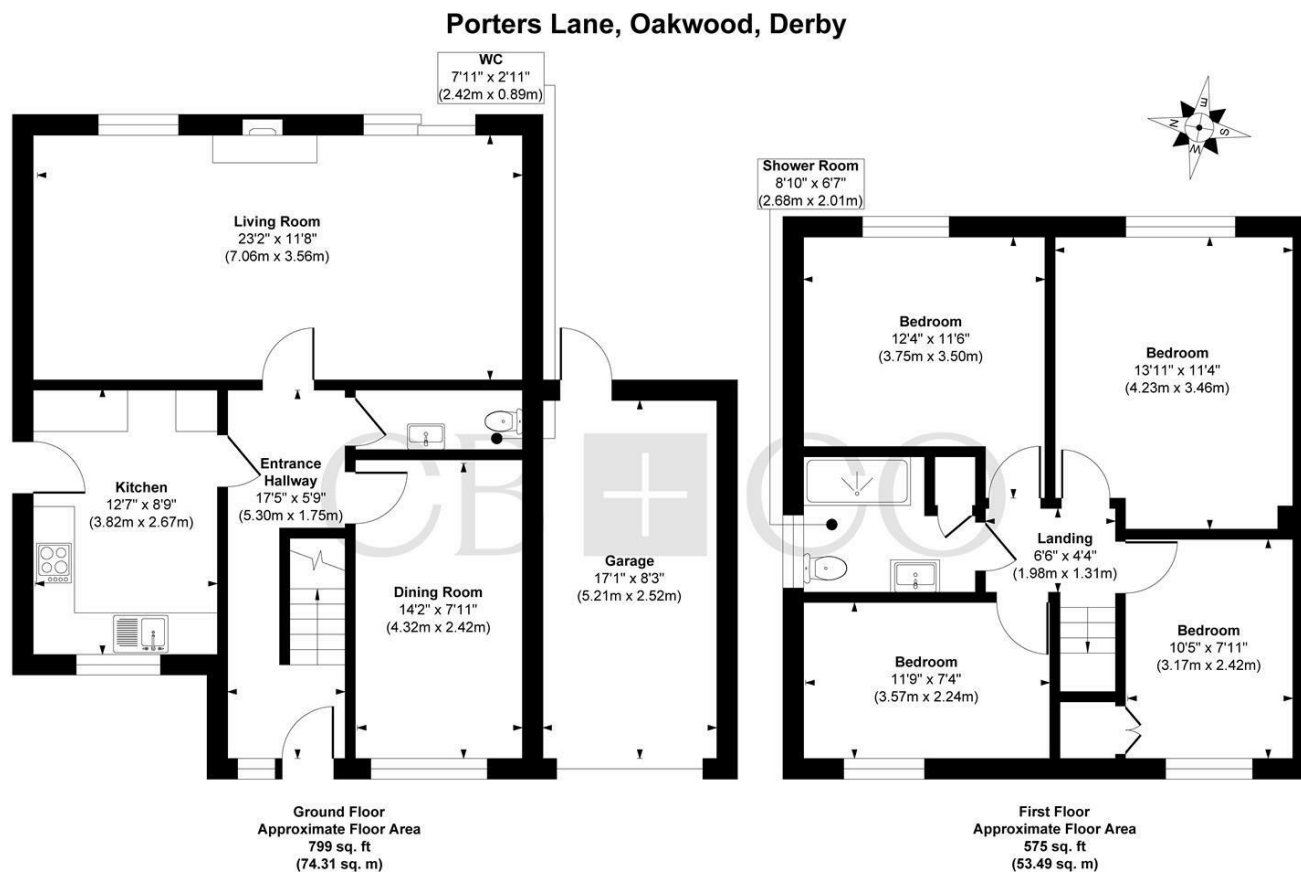


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Particulars

- Detached Four Bedroom Home in Highly Sought after Location
- Premier Location - Porters Lane
- Requires Cosmetic Updating - Exciting Potential
- Gas Central Heating & Double Glazing
- Entrance Hallway, Downstairs WC & Fitted Kitchen
- Spacious Living Room & Separate Dining Room
- Four Bedrooms & Modern Shower Room
- Wide Plot - Block Paved Driveway, Single Garage & Landscaped Gardens
- Close to Excellent Local Amenities & Open Countryside
- No Chain Involved

Size

Approx 1375.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

E

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Let's *Talk*

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