



Corbel Close, Oakwood, Derby

£269,500



Key Features

- Three Bedroom Link-Detached Home
- Quiet Cul-de-Sac Location
- Private Rear Garden
- Driveway & Integral Garage
- Conservatory & Utility Room
- Open-Plan Kitchen/Diner
- EPC rating C
- Freehold





Situated within a quiet cul-de-sac in the ever-popular area of Oakwood, this well-presented three bedroom link-detached home offers spacious and versatile accommodation, ideal for modern family living.

The heart of the home is the impressive open-plan kitchen/diner, featuring a contemporary range of units, generous worktop space and a breakfast bar—perfect for both everyday living and entertaining. This space flows seamlessly into the conservatory, creating a bright and flexible additional reception area with direct access to the rear garden.

To the front, the spacious lounge provides a comfortable and inviting setting, enhanced by a large window allowing for plenty of natural light.

Further adding to the practicality of the home is a separate utility room and a generous integral garage, offering excellent storage, workshop potential or scope for further use, subject to requirements.

Upstairs, the property offers three well-proportioned bedrooms, including two

generous doubles and a versatile third bedroom, ideal as a nursery, home office or guest room. The accommodation is completed by a modern family bathroom fitted with a three-piece suite and shower over bath.

Externally, the property benefits from a block-paved driveway providing off-road parking, along with a private enclosed rear garden featuring a combination of lawn and a raised decking area—perfect for outdoor dining and entertaining.

The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs. Ideally located close to local amenities, well-regarded schools and excellent transport links, this is a fantastic opportunity to purchase a ready-to-move-into home in a sought-after residential location.

Porch 1.54m x 0.93m (5'1" x 3'1")

Useful entrance porch providing space for coats and shoes, with a door leading through to the main living accommodation.

Lounge 3.35m x 4.53m (11'0" x 14'11")

A spacious and well-presented reception room positioned to the front of the property, featuring a large







window allowing for plenty of natural light. The room offers ample space for a range of seating furniture and is further enhanced by a feature fireplace, creating a focal point and a warm, inviting living space.

Kitchen/Diner 3.86m x 4.53m (12'8" x 14'11")

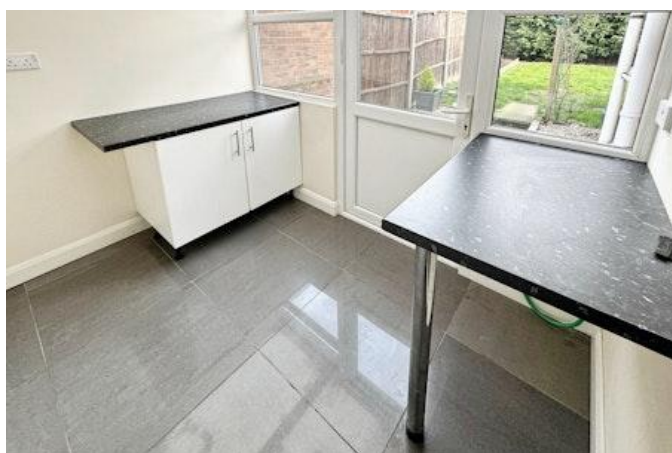
An impressive and well-proportioned space forming the heart of the home, fitted with a modern range of wall and base units with complementary work surfaces. Incorporating a built-in oven, gas hob with extractor over, integrated dishwasher and sink unit. The kitchen also benefits from a breakfast bar, ideal for casual dining, and offers ample space for a dining table. A door leads through to the conservatory.

Conservatory 1.96m x 3.44m (6'5" x 11'4")

A bright and versatile additional reception space enjoying views over the rear garden, with French doors providing direct access outside. Ideal for use as a second sitting area, dining space or playroom.

Utility Room 2.46m x 1.84m (8'1" x 6'0")

A practical addition offering further worktop space and storage, with access through to the garden. Ideal for housing white goods and keeping the main kitchen clutter-free.



Floor First Landing

Providing access to all bedrooms and the family bathroom.

Bedroom One 2.68m x 3.88m (8'10" x 12'8")

A spacious double bedroom positioned to the front of the property, offering ample space for bedroom furniture.

Bedroom Two 2.92m x 2.99m (9'7" x 9'10")

A further good-sized double bedroom overlooking the rear garden.

Bedroom Three 1.78m x 2.5m (5'10" x 8'2")

A well-proportioned single bedroom, ideal for use as a nursery, home office or dressing room.

Bathroom 2m x 1.96m (6'7" x 6'5")

Fitted with a modern three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Complemented by tiled walls and a window allowing for natural light and ventilation.

Integral Garage 5.48m x 2.56m (18'0" x 8'5")

A generous integral garage providing excellent storage space, with power and lighting. Ideal for use as a workshop or additional storage, with potential for alternative uses subject to requirements.

Rear Garden

A private enclosed garden mainly laid to lawn, complemented by a raised decking area—perfect for outdoor seating and entertaining.

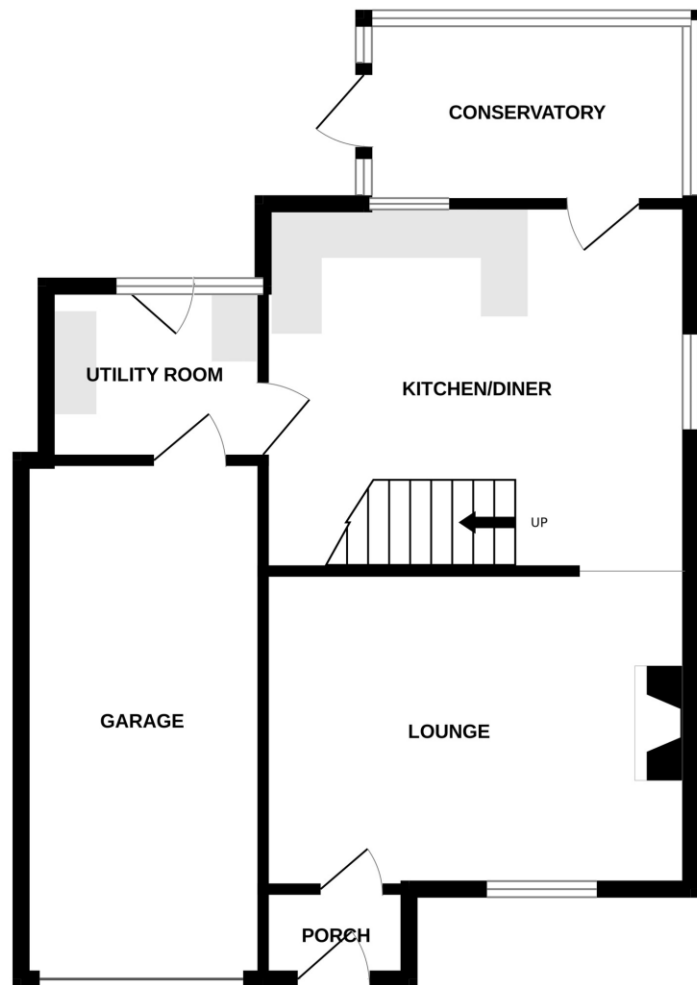
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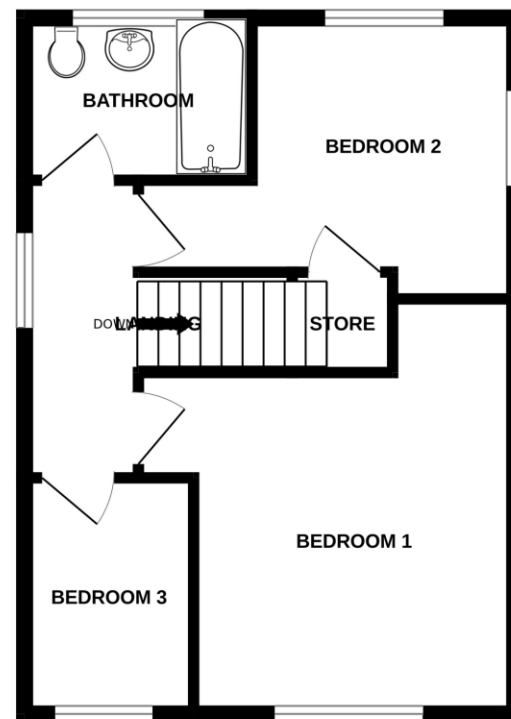




GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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