



AMESBURY LANE, OAKWOOD, DERBY

PRICE £179,950

2 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



## WELCOME TO AMESBURY LANE

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**MODERN TWO BEDROOM DETACHED BUNGALOW -** This well-presented, compact two-bedroom detached bungalow offers low-maintenance accommodation with a practical and well-designed layout. Ideally suited to those looking to downsize or first-time buyers, the property is realistically priced to reflect its size while offering excellent value for a detached home in this sought-after location.

The property is ideally positioned close to a range of local shops and everyday amenities. It also benefits from a regular bus service providing convenient access to Derby city centre, making it an excellent choice for those seeking a manageable home in a well-connected location.

The property benefits from gas central heating and double glazing throughout. The accommodation comprises a welcoming entrance hallway, a fitted kitchen, and a comfortable lounge/dining room with direct access to the rear garden, creating a bright and pleasant living space with a seamless connection to the outdoors. There are two versatile bedrooms, together with a modern shower room.

Outside, the enclosed walled rear garden provides a private, low-maintenance outdoor space, while a driveway offers off-road parking for two vehicles and is complemented by the added convenience of an EV charging point.

## THE DETAIL

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### 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.

CB+CO





#### 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.

#### 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.

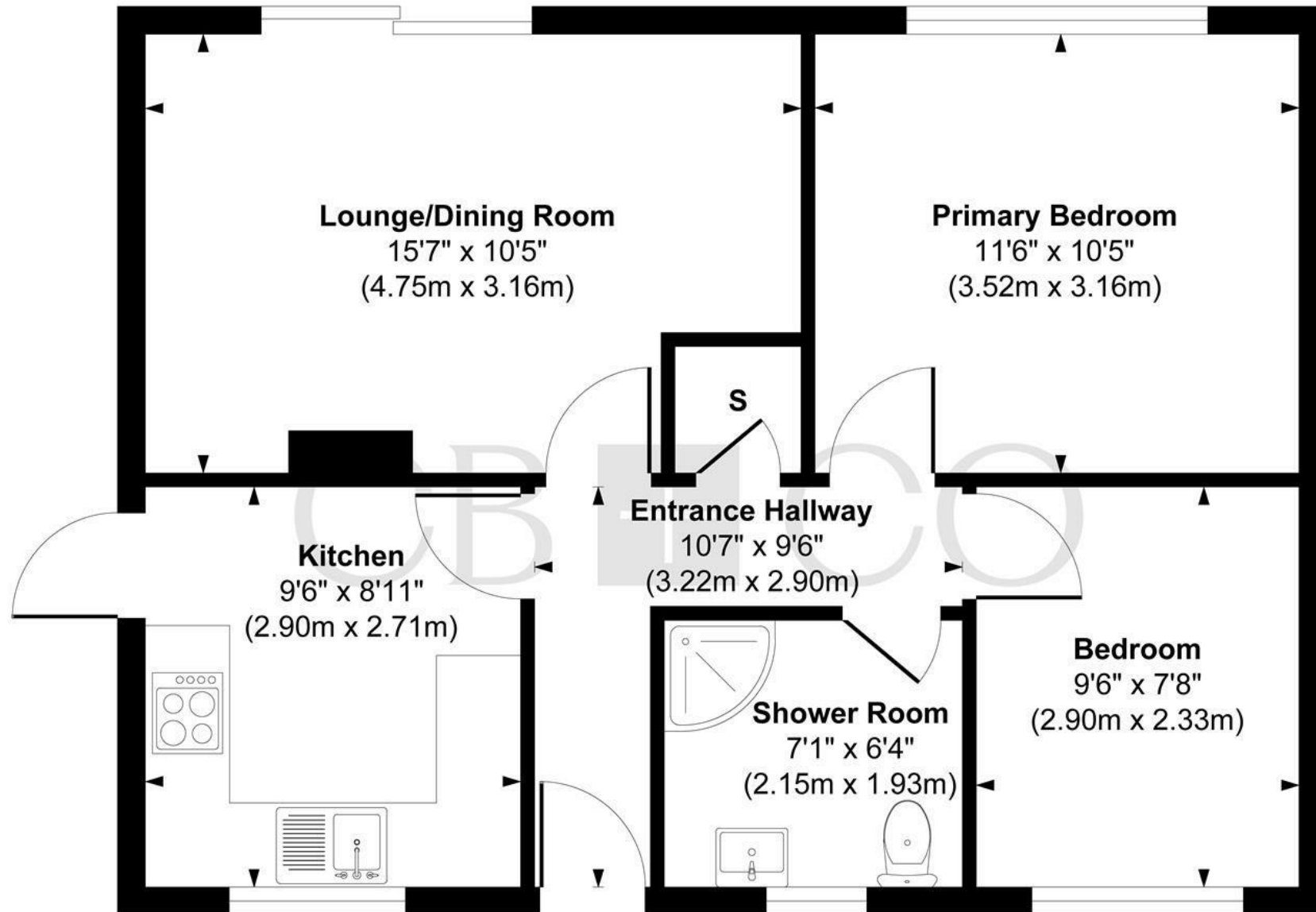








**Amesbury Lane, Oakwood, Derby**



**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

APPROX

555.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Modern Detached Two Bedroom Bungalow
- Compact and Well Planned Accommodation
- Ideal for Person Looking to Downsize or First Time Buyer
- Entrance Hallway, & Fitted Kitchen
- Lounge Dining Room with Patio Doors to Rear Garden
- Two Bedrooms - One Double Bedroom & One Single Bedroom
- Contemporary Shower Room
- Landscaped Enclosed Walled Garden With Lawn And Patio
- Driveway & EV Electric Car Charging Point
- Close to Excellent Shops, Amenities & Local Leisure Centre

## 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

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