



Corbel Close, Oakwood, Derby

Offers in excess of £260,000



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





Set within a peaceful cul-de-sac in the popular Oakwood area, this three bedroom link-detached home offers generous living space, a private rear garden and a practical layout well suited to family life.

Inside, the spacious lounge provides a welcoming main living area, with a large front-facing window bringing plenty of natural light into the room.

To the rear, the open-plan kitchen and dining area creates a sociable heart to the home, with a contemporary range of units, ample worktop space and a breakfast bar. From here, the accommodation flows into the conservatory, providing an additional living space overlooking the garden and offering direct access outside.

A separate utility room adds everyday practicality, while the integral garage provides valuable storage and additional usable space.

Upstairs are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom that could work equally well as a child's bedroom, guest room or home office. A modern family bathroom with a three-piece suite and shower over the bath completes the first floor.

Outside, the enclosed rear garden offers a combination of lawn and raised decking, creating plenty of space to relax, dine outdoors or entertain. To the front, a block-paved driveway provides convenient off-road parking alongside access to the garage.

Solar panels further enhance the home's energy

efficiency, while its Oakwood location places a range of local amenities, schools and transport links within easy reach.

Offering generous accommodation, useful additional spaces and a sought-after cul-de-sac setting, this is a home with plenty to offer its next owners.

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 welcoming reception room positioned to the front of the property, with a large window allowing plenty of natural light. Offering ample space for comfortable seating, the room is finished with a feature fireplace creating an attractive focal point.

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

A spacious open-plan kitchen and dining area forming the heart of the home, fitted with a modern range of wall and base units with complementary work surfaces. Integrated appliances include an oven, gas hob with extractor and dishwasher, alongside a sink unit. A breakfast bar provides additional seating, with plenty of space for a dining table and access through to the conservatory.

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

A bright and versatile additional reception space overlooking the rear garden, with French doors opening directly outside. Offering flexibility for a variety of uses,





the room would work perfectly as a second sitting area, dining space or playroom.

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

A practical utility space providing additional worktop and storage space, with room for white goods and direct access to the rear garden. A useful addition to the home, helping to keep everyday appliances separate from the main kitchen.

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")

A modern family bathroom fitted with a three-piece suite comprising a WC, pedestal wash hand basin and panelled bath with shower over. Finished with tiled walls and a window providing natural light and ventilation.



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

A generous integral garage offering excellent storage space, complete with power and lighting. Providing plenty of room for storage or workshop use, with flexibility to suit a range of needs.

Rear Garden

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

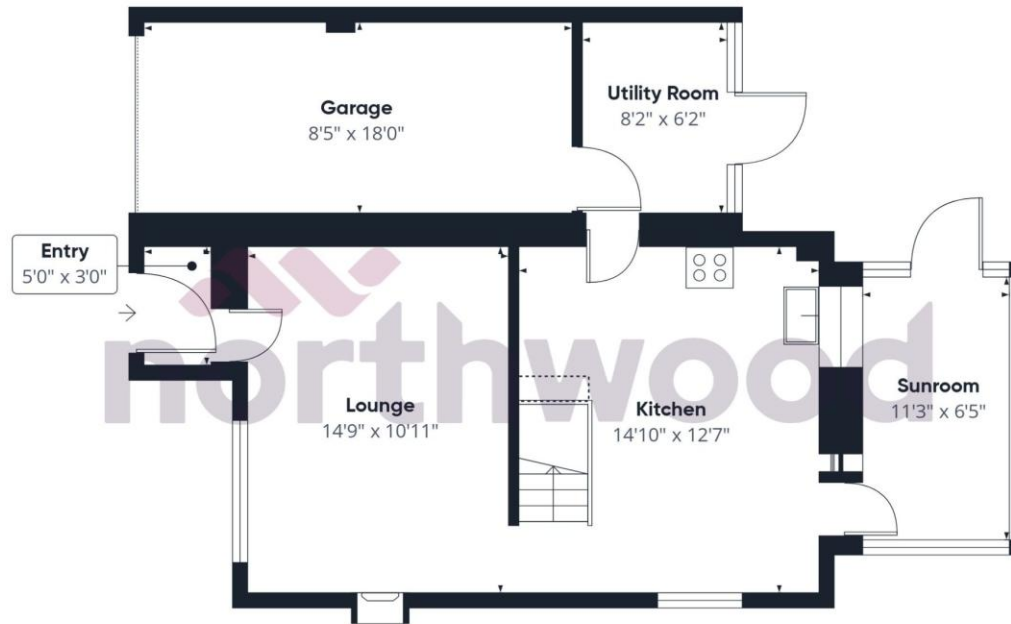
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Floor 0

Approximate total area⁽¹⁾

981 ft²

Reduced headroom

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



