



£325,000

Gatcombe Close, Derby DE21 2PZ

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Modern Detached Family Home
- 3 Bedrooms
- Superb Open Plan Dining Kitchen
- Quiet Cul-De-Sac Location
- Contemporary 3 Piece Bathroom
- Beautiful Rear Garden, Ideal For Outside Entertaining
- Guest Cloakroom/WC
- View Absolutely Essential
- Council Tax Band C
- EV Charging Point

## Property Description

Located in the highly regarded Oakwood area of Derby, this beautifully presented three-bedroom detached family home offers modern living with quality fixtures and fittings throughout.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully renovated home, showcasing a stunning open-plan kitchen and dining area together with stylish, contemporary bathrooms. The accommodation has been carefully designed to blend modern comfort with practical living, making it the perfect choice for couples or young families.

Outside, the property features a landscaped, low-maintenance rear garden — ideal for relaxing or entertaining. Located in the popular Oakwood area, the property benefits from good local amenities, schools, and convenient access to Derby city centre.

Early viewing is highly recommended to fully appreciate the quality and finish of this impressive home.

### Ground Floor

#### Entrance Hall

Entered via a composite door with adjoining obscured window to the front elevation, this welcoming reception space is light and airy. Features include a wall-mounted modern vertical radiator, carpeted staircase leading to the first-floor landing, and attractive wood flooring.

#### Living Room

Positioned at the front of the property, this room benefits from a double-glazed bay window, wood flooring, wall-mounted radiator, and a TV point. The focal point is a wall-mounted gas living flame-effect fireplace, complemented by a contemporary surround, polished marble backdrop, and raised hearth.

#### Stunning Kitchen/Dining Room

Recently fitted, this space features a stylish range of contrasting wall and base units with modern flat-edged worksurfaces incorporating a one-and-a-half bowl sink with mixer taps. Integrated appliances include an electric oven, fridge/freezer, dishwasher, and induction hob with stainless steel extractor canopy. Double-glazed windows to the rear elevation and wood flooring continue throughout, enhanced by spotlighting and a breakfast bar seating area. The dining area seamlessly extends from the kitchen and living space, with double-glazed French doors opening onto the rear garden. Additional highlights include a wall-mounted vertical radiator and a bespoke coffee and drinks bar with shelving and fridge.

#### Side Entrance Hallway

Accessed via a double-glazed door to the side elevation, with an internal door leading to the garage and an additional doorway providing access to:

#### Guest Cloakroom

A well-appointed guest cloakroom comprising a WC and slimline vanity unit with inset sink finished with stylish gold taps. Features include a wall-mounted radiator, wood flooring, and ceiling spotlighting.

## First Floor

### Landing

Accessed via the main entrance hallway, the landing features a double-glazed window to the side elevation and a ceiling-mounted loft access point. Internal oak doors provide access to all three bedrooms and the family bathroom.

### Bedroom 1

A spacious principal bedroom with a double-glazed window to the front elevation, wall-mounted radiator, TV point, attractive panelling, and a range of fitted wardrobes offering ample storage and hanging space.

### Bedroom 2

With a double-glazed window to the rear elevation, wall-mounted radiator, TV point, and a feature wood-panelled wall adding character to the room.

### Bedroom 3

Currently used as a dressing room, this room features a double-glazed window to the front elevation, wall-mounted radiator, and a useful storage cupboard.

### Bathroom

A beautifully appointed modern suite comprising a WC, vanity unit, and a double bath with a wall-mounted electric shower and glass shower screen. Fully tiled walls, wood-effect flooring, wall-mounted heated towel rail, spotlighting, and a double-glazed obscured window to the rear elevation complete this stylish space.

### Outside

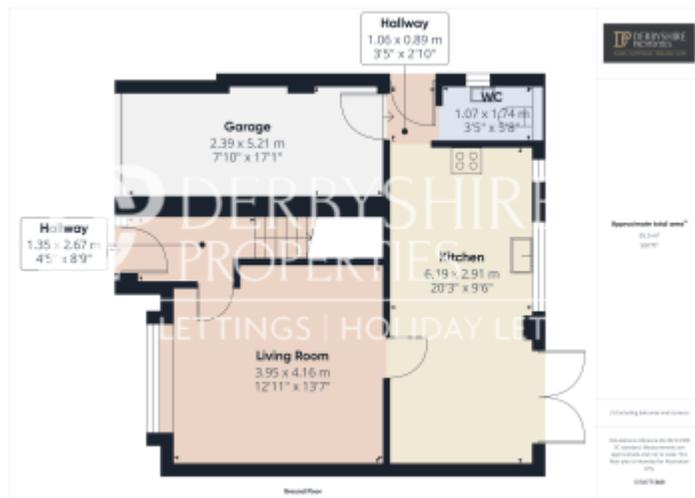
To the front, a tarmac and gravel driveway provides parking for 2–3 vehicles, an EV charging point and attached garage with up-and-over door, light, and power. A well-maintained lawn with block-paved edging and gated side access complements the frontage.

The superb rear garden has been designed for low maintenance and outdoor entertaining. A large paved patio with raised flowerbeds and slate infill leads to an Astroturf lawn enclosed by timber fencing and further raised flowerbeds. The centrepiece is an impressive outdoor pergola with lighting and power – the perfect space for year-round entertaining.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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