



2 Bed House - Semi-Detached

32 Caldermill Drive
Oakwood
Derby
DE21 2UB

£995 Per Calendar Month

Fletcher
& Company

32 Caldermill Drive
Derby
DE21 2UB



- Available Late July (Possible Sooner – Discuss With Branch)
- Cul-de-Sac Location
- Gas Central Heating & Double Glazing
- Lounge
- Living Kitchen/Dining Room
- Two Double Bedrooms
- Private Garden
- Driveway For Two Cars
- Unfurnished
- Excellent Semi-Detached Property In Oakwood

VIEWING A MUST! – A two double bedroom semi-detached home with living kitchen/dining room and private garden occupying this delightful cul-de-sac location off Silverburn Drive.

Available Mid-End July BUT can be available soon, discuss with Branch.





The Accommodation

Ground Floor

Storm Porch

With half glazed double glazed entrance door.

Entrance Hall

With radiator, burglar alarm control panel, smoke alarm and staircase leading to the first floor.

Lounge

14'1" x 12'7" (4.30 x 3.84)

With radiator, coving to ceiling, double glazed window with fitted blind and aspect to the front and internal panelled door.

Living Kitchen/Dining Room

21'8" x 13'10" x 8'0" x 7'10" (6.62 x 4.24 x 2.44 x 2.41)

Dining Area

With laminated flooring, radiator, double glazed window with fitted blind and aspect to the front and open space leading into the kitchen area.

Kitchen Area

With one and a half bowl stainless steel sink unit with mixer tap, base units with drawer and cupboard fronts, tiled splash-backs, wall and base fitted units with matching worktops, built-in five ring gas hob with extractor hood over, built-in double electric fan assisted oven, integrated fridge/freezer, wine cooler, and dishwasher. Double glazed window with fitted blind and aspect over the rear garden, double glazed rear access door and internal panelled door.

First Floor

Landing

With access to the roof space and smoke alarm.

Double Bedroom One

10'4" x 8'5" (3.17 x 2.57)

With fitted wardrobes, radiator, additional built-in wardrobe with rail, double glazed window with fitted blind and aspect to the front, built-in cupboard housing the hot water cylinder and internal door.

Double Bedroom Two

12'7" x 9'6" (3.84 x 2.91)

With built-in wardrobe, radiator, double glazed window with fitted blind and aspect to the rear and internal door.

Shower Room

6'7" x 6'4" (2.02 x 1.95)

With walk-in double shower enclosure with electric shower, fitted wash basin with chrome fittings and fitted storage cupboard beneath, low level WC, fully tiled walls, radiator, double glazed obscure window with aspect to the side and internal door.

Front Garden

To the front of the property is a low maintenance gravelled fore garden.

Rear Garden

To the rear of the property is a very pleasant enclosed rear garden laid to lawn with flower beds and a block paved patio.

Driveway

A driveway provides car standing spaces for two cars.

Store

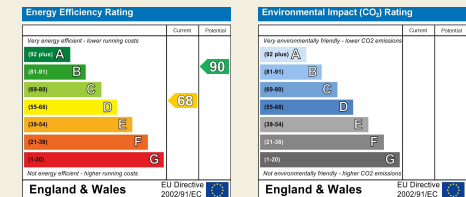
8'2" x 4'1" (2.49 x 1.27)

With boiler, shelving, power, lighting, tumble dryer and double glazed door.

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Approximate total area^m
662 ft²
61.4 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

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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