

22 Calver Close, Oakwood, Derby, DE21 2BT

Offers Around £325,000

Freehold



- No Upper Chain
- Front Hall, Rear Hall & Fitted Guest Cloakroom
- Spacious Lounge
- Dining Room
- Fitted Kitchen
- Four First Floor Bedrooms
- Well-Appointed Shower Room
- Extensive Driveway & Double Garage
- Landscaped Rear Garden
- Viewing Recommended





Summary

This is a well-positioned, four bedroom detached residence occupying a sought after cul-de-sac location in popular Oakwood. It is sold with the benefit of no upper chain and the property features an entrance hall, rear hallway, fitted guest cloakroom, dual aspect lounge, dining room and fitted kitchen.

The first floor landing leads to four bedrooms and well-appointed shower room. The property features an extensive block paved driveway providing ample off-road parking and access to a detached garage with electric door. To the rear of the property is a low maintenance, landscaped garden.

F&C

The Location

The property's location gives easy access to a nearby parade of shops in the centre of Oakwood offering a varied selection of amenities as well as popular primary schools, secondary schools, leisure centre, a regular bus service into Derby City centre and easy access on to the Meteor Retail Park.

Accommodation

Entrance Hall

4'11" x 4'9" (1.52 x 1.46)

An entrance door provides access to hallway with staircase to first floor.

Dual Aspect Lounge

21'9" x 10'11" (6.63 x 3.34)

Having double glazed windows to both front and rear, an attractive polished wooden fire surround with hearth and living flame fitted gas fire, two central heating radiators and decorative coving.



Dining Room

12'0" x 9'8" (3.66 x 2.95)

With central heating radiator, understairs storage cupboard, decorative coving and double glazed window to front.



Kitchen

9'2" x 8'7" (2.80 x 2.62)

Featuring a U-shaped granite effect work surface with tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards and drawers, complementary wall mounted cupboards with down lighting, inset five plate gas hob with extractor hood over, built-in double oven, integrated fridge, built-in freezer, microwave and washing machine, chrome towel rail/radiator and double glazed window to rear.



Rear Lobby

With double glazed door to garden and internal door to fitted guest cloakroom.

Fitted Guest Cloakroom

4'10" x 3'11" (1.48 x 1.20)

Comprising low flush WC, vanity unit with wash handbasin and storage cupboards.

First Floor Landing

8'10" x 3'3" (2.70 x 1.00)

Having access to loft space.

Bedroom One

12'1" x 11'1" (3.69 x 3.38)

Having a comprehensive range of fitted wardrobes, display alcoves, bedside cabinets, dressing table, central heating radiator and double glazed window to front.



Bedroom Two

12'2" x 9'8" (3.72 x 2.96)

With central heating radiator, fitted wardrobe, over stairs storage cupboard and double glazed window to front.



Bedroom Three

9'1" x 8'9" (2.79 x 2.69)

With central heating radiator and double glazed window to rear.

Bedroom Four

9'1" x 7'7" (2.78 x 2.32)

With central heating radiator and double glazed window to rear.

Well- Appointed Shower Room

7'3" x 5'4" (2.21 x 1.65)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin with storage cupboards, shower cubical, chrome towel rail/radiator and double glazed window to rear.



Outside

To the front of the property is a well-established fore garden and an extensive block paved driveway giving access to a detached double garage with electric door and side door. To the rear of the property is an impressive, landscaped garden with various patio areas, artificial lawn and slate chipping borders containing plants, climbing plants and shrubs. There is outdoor power and lighting.



Council Tax Band D

Rear Lobby

2'11" x 4'6"
0.91 x 1.38 m

Kitchen

8'6" x 9'2"
2.62 x 2.80 m

Cloakroom

3'11" x 4'10"
1.20 x 1.48 m

Dining Room

9'8" x 12'0"
2.95 x 3.66 m

Lounge

10'11" x 21'9"
3.34 x 6.63 m

Hallway

4'11" x 4'9"
1.52 x 1.46 m



Floor 0

Approximate total area⁽¹⁾

519 ft²
48.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Shower Room

7'2" x 5'5"
2.21 x 1.65 m

Bedroom Four

7'7" x 9'1"
2.32 x 2.78 m

Bedroom Three

8'9" x 9'1"
2.69 x 2.79 m

Landing

8'10" x 3'3"
2.70 x 1.00 m

Bedroom Two

9'8" x 12'2"
2.96 x 3.72 m

Bedroom One

11'0" x 12'1"
3.38 x 3.69 m



Floor 1

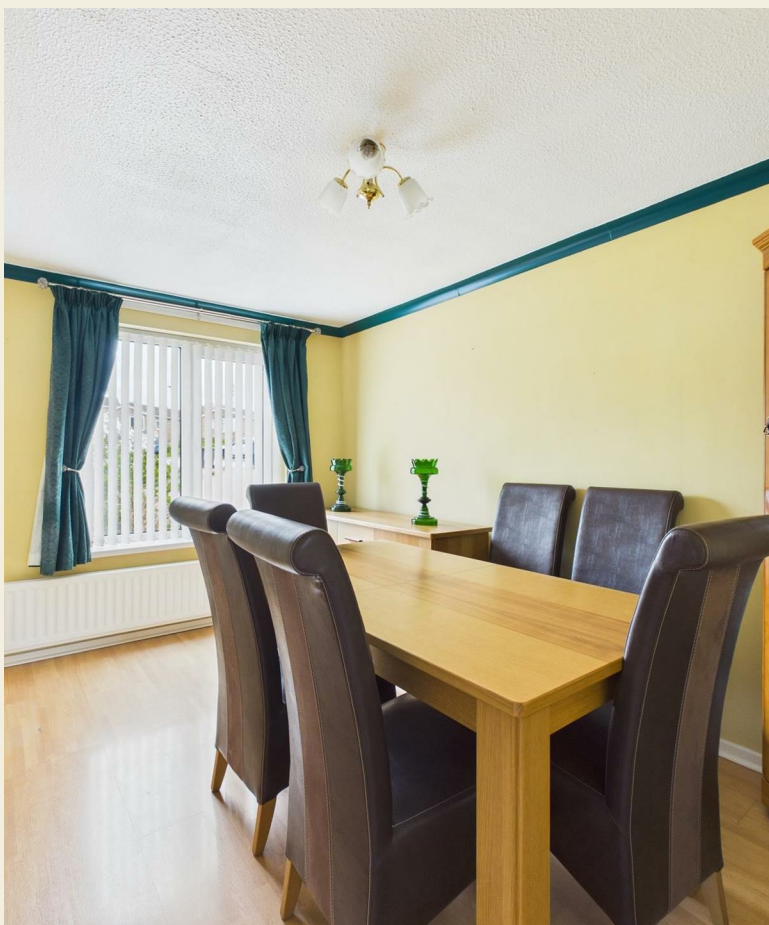
Approximate total area⁽¹⁾

489 ft²
45.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

22 Calver Close
Oakwood
Derby
DE21 2BT

Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	