



## 24 Calver Close, Oakwood, Derby, DE21 2BT Offers Over £250,000

- Excellent Detached Property
- Lounge and Dining Room
- Fitted Kitchen/Dining Room
- Fitted Family Bathroom
- Large Driveway For Five Vehicles
- Gas Central Heating and Double Glazing
- Conservatory
- Four Bedrooms
- Enclosed Garden
- Carport and Brick Garage



Excellent four bedroom detached property with garage occupying this popular end of cul-de-sac location with far reaching views to the rear.

The property is built of brick beneath a pitched tiled roof having an attractive double fronted appearance. It benefits from a large driveway for five vehicles, carport and garage.

An internal inspection offers on the ground floor, porch, hallway, cloakroom, lounge, dining room, fitted kitchen/dining room and conservatory. The first floor landing leads to four bedrooms and fitted family bathroom.

The garden to the rear is low maintenance and not overlooked directly and has shaped lawns, timber shed, raised decking and a fence panelled boundary.

Oakwood is a convenient, popular location, situated approximately 4 miles east of Derby city centre, and is well placed for a good range of local amenities to include local shops, reputable public houses, educational facilities, both at primary and secondary level, and regular bus services.

Local recreational facilities nearby include Leisure Centre, recreational park and Locko Park with it's delightful scenery and country walks. It is also well placed for three noted golf courses, to include the Breadsall Priory Country Club, Morley Hayes Country Club and Horsley Lodge Country Club. Furthermore, Elvaston Castle is only a short drive away (3 miles), again offering delightful scenery and country walks.

Excellent transport links are close by, with easy access onto the A52 and M1 Motorway. Nottingham (10 miles). East Midlands Airport (15 miles).

## ACCOMMODATION

### Ground Floor

#### Porch

UPVC double glazed window and entrance door, Karndean flooring and double glazed door opening into the hallway.

#### Hallway

Matching Karndean flooring and staircase to the first floor.

#### Cloakroom

Low level w.c., wash basin and matching Karndean flooring.

#### Lounge

11'10" x 10'9" (3.61m x 3.28m)

Matching Karndean flooring, chimney breast with wall mounted electric fire, radiator, TV point, double glazed bay window with deep sill to the front elevation. coving to ceiling and internal glazed door with chrome fittings.



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## Dining Room

11'9" x 9'9" (3.58m x 2.97m)

Matching Karndean flooring, radiator, attractive panelling to the walls, radiator, coving to ceiling, UPVC double glazed window to the front elevation and double opening French doors to the kitchen/dining room.



## Kitchen/Dining Room

24'3" x 9'5" overall (7.39m x 2.87m overall)

Central fitted breakfast island with inset sink unit and drawer units, integrated dishwasher and washing machine, built-in tall fridge freezer, built-in induction hob with feature extractor hood over and fan assisted electric double oven, matching Karndean flooring, spotlights to ceiling, display alcove with illuminating lighting, radiator, double glazed window, double glazed French doors into the conservatory, concealed worktop lights and TV point.



## Conservatory

23'5" x 7'9" (7.14m x 2.36m)

Tile-effect flooring, radiator, inset skirting board lights, fitted shelf, TV point, double glazed windows and double glazed French doors which open out onto the rear garden.



## FIRST FLOOR

### Landing

Access to roof space, coving to ceiling and attractive wall panelling.

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### Bedroom One

13'0" into recess x 12'9" x 11'9" (3.96m into recess x 3.89m x 3.58m)  
Fitted wardrobes, two fitted shelves, radiator, double glazed window to the front elevation and internal door with chrome fittings.



### Bedroom Two

12'1" x 11'10" into recess x 9'7" (3.68m x 3.61m into recess x 2.92m)  
Built-in storage cupboard, radiator, double glazed window to the front elevation and internal door with chrome fittings.



### Bedroom Three

9'3" x 8'9" (2.82m x 2.67m)  
Fitted shelving, radiator, double glazed window to the rear elevation and internal door with chrome fittings.



### Bedroom Four

9'2" x 7'7" (2.79m x 2.31m)  
Laminated flooring, radiator, double glazed window to the rear, fitted shelf and internal door with chrome fittings.



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## Bathroom

7'2" x 5'7" (2.18m x 1.70m)

Bath with shower over, wash basin with chrome fittings, low level w.c., tiled splash-backs, shelving, heated chrome towel rail/radiator, double glazed obscure window and internal door with chrome fittings.



## OUTSIDE

### Driveway

This particular property has a large driveway which provides car parking for approximately five vehicles.

### Private Rear Garden

The property benefits from a low maintenance, enclosed rear garden which is not overlooked directly and has shaped lawns, timber shed, raised decking and a fence panelled boundary.



### Caravan Space


### Carport

### Brick Detached Garage


Power and light.

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## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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