

19 Gilderdale Way, Oakwood, Derby, DE21 2SY

---

Offers Around £225,000

Freehold

---



- No Upper Chain
- Gas Central Heating & Double Glazing
- Entrance Hall
- Lounge
- Breakfast Kitchen & Garden Room
- Two First Floor Bedrooms & Shower Room
- Private Low Maintenance Garden
- Driveway & Garage







## Summary

---

A well-positioned, two bedroom, semi-detached residence occupying a particularly quiet and sought after location in Oakwood.

This is a well-presented, modern, two bedroom, semi-detached residence occupying a particularly peaceful location in Oakwood. Sold with the benefit of no upper chain the property is double glazed and gas central heated and comprises entrance hall, lounge, breakfast kitchen, beautiful garden room, two first floor bedrooms and a shower room. There is a tandem driveway and garage and a low maintenance rear garden.

# F&C

## **The Location**

Oakwood is a popular suburb of Derby and the property's location offers easy access to a nearby parade of shops on Smalley Drive as well as primary school, Springwood leisure centre, a further selection of shops off Bishops Drive, a regular bus service into Derby City centre and easy access to the Meteor retail park and a full range of amenities in the city centre.

## **Acommodation**

### **Ground Floor**

#### **Entrance Hall**

5'11" x 3'3" (1.81 x 1.01)

A panelled entrance door with double glazed and leaded inset provides access to hallway with central heating radiator and staircase to first floor.

#### **Lounge**

13'9" x 12'5" (4.20 x 3.79)

Having a wall mounted fire, central heating radiator, decorative coving and double glazed window to front.





### Breakfast Kitchen

12'5" x 9'2" (3.81 x 2.81)

With granite effect worktops, tiled surrounds, inset stainless steel sink unit, fitted base cupboards and drawers, complemented wall mounted cupboards, appliance spaces suitable for a freestanding gas cooker, fridge freezer, washing machine, slimline dishwasher and tumble dryer, breakfast bar, central heating radiator and double glazed window and door to rear.



### Garden Room

11'6" x 11'10" (3.51 x 3.61)

A brick based and double glazed construction with French doors on to the garden with central heating radiator and ceiling mounted fan.



### First Floor Landing

6'3" x 6'0" (1.91 x 1.85)

A semi-galleried landing with access to loft space.

### **Bedroom One**

10'5" x 8'2" (3.19 x 2.51)

Having a central heating radiator, fitted wardrobes with sliding doors, ceiling mounted fan and double glazed window to rear.



### **Bedroom Two**

9'4" x 8'3" (2.85 x 2.52)

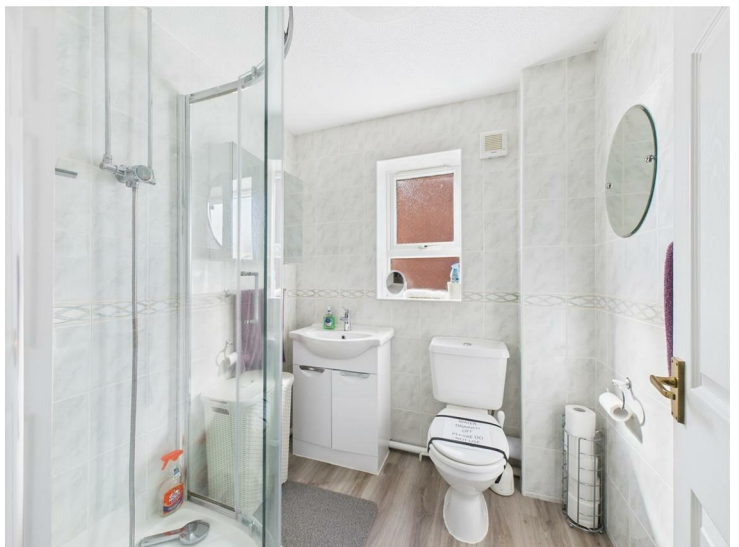
With central heating radiator, storage cupboard and double glazed window to front.



### **Shower Room**

6'3" x 6'2" (1.92 x 1.89)

Appointed with a low flush WC, vanity unit with wash handbasin and cupboard, shower cubicle, central heating radiator and double glazed window to side.





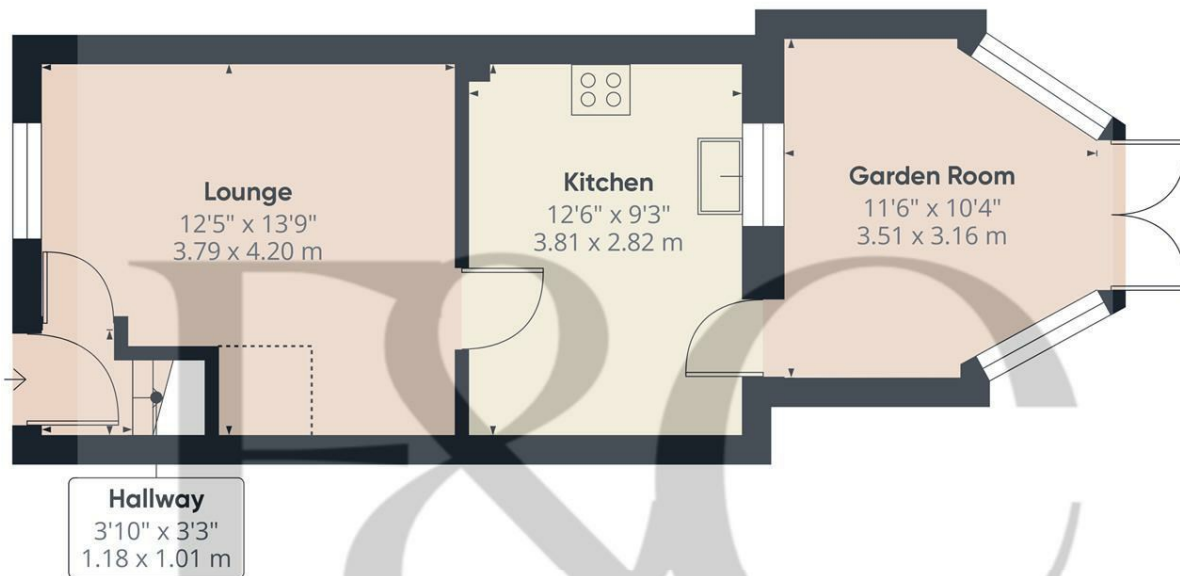
## Outside

To the front of the property is a pleasant fore-garden with slate chippings and shrubs. An adjacent driveway provides off-road parking and an attached garage.

To the rear of the property is a very pleasant, enclosed garden with stone patio/terrace, gravelled area, raised wood edged borders containing plants and shrubs, timber framed pergola and rear access to garage.



**Council Tax Band B**



Floor 0

**Approximate total area<sup>(1)</sup>**

397.83 ft<sup>2</sup>  
36.96 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.84 m<sup>2</sup>

(1) Excluding balconies and terraces

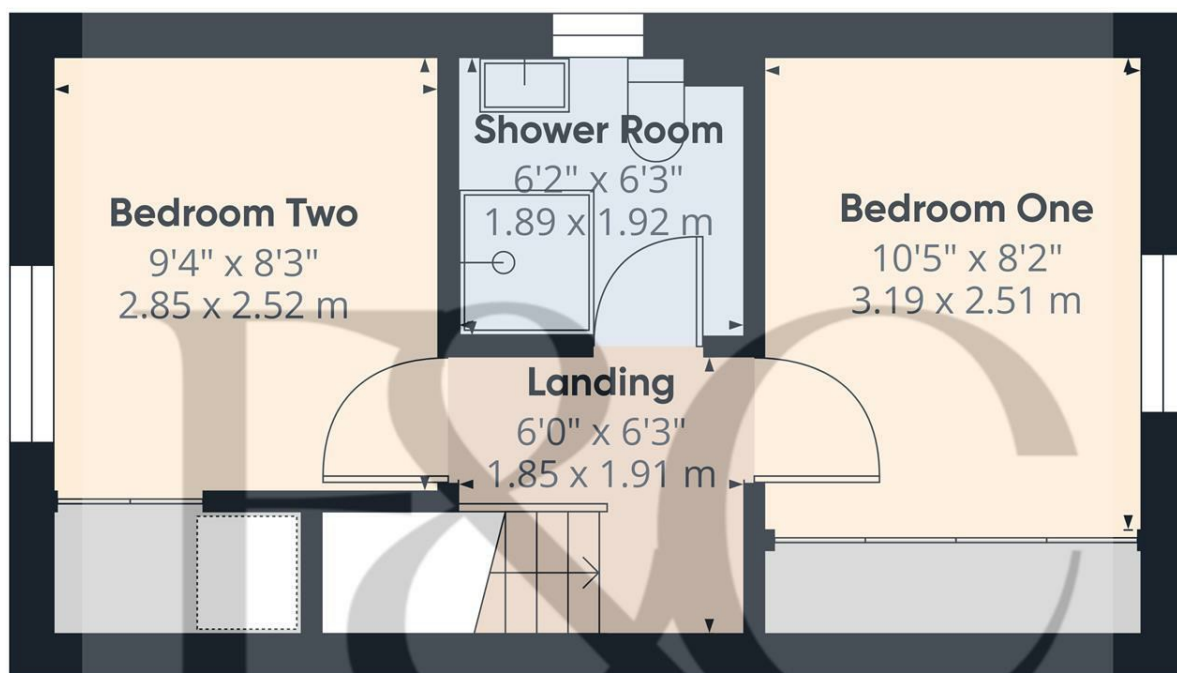
**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1

**Approximate total area<sup>(1)</sup>**

258.66 ft<sup>2</sup>  
24.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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

19 Gilderdale Way  
Oakwood  
Derby  
DE21 2SY

Council Tax Band: B  
Tenure: Freehold

