



**21 Caldermill Drive, Oakwood, Derbyshire, DE21 2UB**

**£895 PCM**

- 1 Bathroom
- 2 Bedrooms
- Medium Sized Garden
- Unfurnished Property
- Oakwood
- 1 Receptions
- Allocated Parking Available
- Children Welcome
- Semi Detached House

# 21 Caldermill Drive, Derbyshire DE21 2UB

Two bedroom semi detached property located in the popular area of Oakwood, close to local amenities and good road links for Nottingham & Derby. This property is within the catchment area of Park View.

The accommodation comprises of entrance hallway, good size lounge and dining/kitchen with built in double oven and hob with extractor over, matching range of wall and base units with space for washing machine and fridge/freezer.

To the first floor are two double bedrooms and family bathroom with white suite, pedestal wash hand basin, low level WC and electric shower over the bath. Outside the property is a small fore garden and to the back is a generous garden with paved patio, lawn and timber shed.

The property also comes with two allocated spaces.

Available Early May 2026



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	