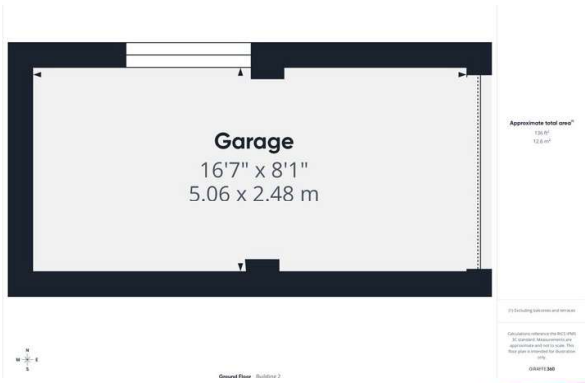
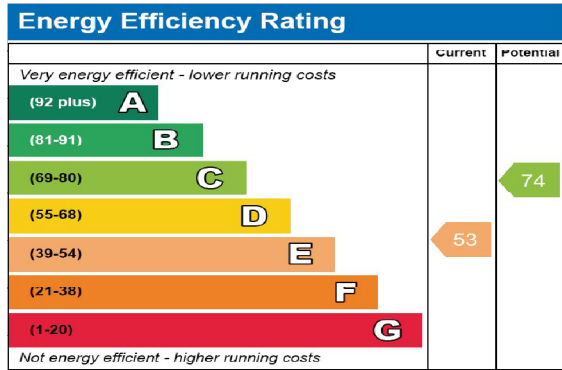




Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

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View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

W: hannells.co.uk
E: chaddesden@hannells.co.uk
T: 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

Calver Close, Oakwood, DE21 2BT | Freehold

- A detached bungalow offering two well-proportioned bedrooms, coming to the market with no upward chain. The property is pleasantly situated within a sought-after cul-de-sac in this established and popular residential location.
- Two Bedroom Detached Bungalow
 - Standard Construction
 - EPC Rating E
 - Council Tax Band C, Freehold
 - No Upward Chain



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.



Full Description:

A detached bungalow offering two well-proportioned bedrooms, coming to the market with no upward chain. The property is pleasantly situated within a sought-after cul-de-sac in this established and popular residential location.

In brief, the double-glazed and centrally heated accommodation comprises a welcoming reception hallway, a spacious living/dining room, a fitted kitchen, an inner hallway, two bedrooms, and a conservatory providing additional versatile living space.

Outside, the property benefits from a driveway and a gated carport, which in turn provides access to a detached single brick garage. There are also low-maintenance gardens to both the front and rear, ideal for those seeking easy upkeep.

Room Measurements & Details:

Hallway:

Living Room: (15'10" x 9'11") 4.83 x 3.02

Kitchen: (9'3" x 7'6") 2.82 x 2.29

Conservatory: (9'3" x 8'11") 2.82 x 2.72

Bedroom: (11'7" x 9'0") 3.53 x 2.74

Bedroom: (8'5" x 8'4") 2.57 x 2.54

Shower Room: (6'3" x 5'5") 1.90 x 1.65

Garage: (16'7" x 8'1") 5.05 x 2.46

Buyer Information:

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
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A Moving Experience...