

Linberry Close, Oakerthorpe.

£349,950 Freehold

REDUCED



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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this fantastic three bedroom detached bungalow in very popular village of Oakerthorpe. Having recently been refurbished, the property proves very spacious and modern whilst being located just a stones throw away from the incredibly popular 'The Peacock' pesto pub. Situated at the head of quiet Cul De Sac we anticipate high levels of interest and recommend an early internal inspection to avoid disappointment.

Internally, the property proves a very versatile space and benefits from full renovation throughout. Briefly comprising; Entrance Hall, Kitchen, Lounge, Dining Area with Study Space, three double Bedrooms and a Family Bathroom.

Externally, the bungalow boasts sizeable corner plot which includes freshly tarmacked driveway fit to house 3-4 vehicles to the front elevation, a delightful entertaining patio to the side elevation which can be accessed through French doors from the Dining Area and a private rear enclosed garden hosting lawned and patio areas all bordered timber fencing.

## FEATURES

- Idyllic Village Location
- Cul De Sac Location In Popular Village Location
- Close To Walking Routes
- Gas Central Heating & Double Glazing
- Off Road Car Parking for several vehicles
- Rear enclosed garden
- Rear enclosed patio
- Fully Renovated Throughout
- Three Double Bedrooms
- Newly Fitted Boiler
- Newly Fitted Kitchen



## ROOM DESCRIPTIONS

### Entrance

1.83m x 1.18m (6' 0" x 3' 10") Accessed via UPVC double glazed door to the front elevation, this carpeted space has mini wall mounted radiator and doorways to Kitchen and Lounge. Sizeable utility closet can be located here which houses; Newly fitted boiler, plumbing for washing machine, power and meters.

### Kitchen

4.07m x 2.67m (13' 4" x 8' 9") Fitted with a range of base cupboards and eye level units the Kitchen hosts wood effect worktops and fitted appliances such as Electric oven, electric hob with overhead extractor hood and stainless steel sink and drainer unit. The kitchen has wooden internal doors with glass panels accessing the Hallways, two double glazed windows to the side elevation, designer wall mounted radiator and vinyl flooring.

### Lounge

4.45m x 3.60m (14' 7" x 11' 10") With double glazed window to the front elevation, wall mounted electric fire, carpeted flooring and internal doors with glass panels accessing the Entrance Hall and Inner Hallway.

### Inner Hallway

3.57m x 0.89m (11' 9" x 2' 11") A carpeted space fitted with wall mounted radiator accessing the Lounge, Kitchen, Dining Area, Bathroom and Bedroom Two and Three.

### Dining Area/Study Space

6.86m x 3.28m (22' 6" x 10' 9") An incredibly versatile space accessed via Inner Hallway featuring two wall mounted radiators, carpeted flooring, double glazed window to front elevation and French Doors to side elevation leading to private patio area. Access to Bedroom One.

### Bedroom One

4.14m x 3.87m (13' 7" x 12' 8") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

3.17m x 3.16m (10' 5" x 10' 4") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

3.12m x 3.12m (10' 3" x 10' 3") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

2.51m x 1.75m (8' 3" x 5' 9") A three piece suite including Bath with overhead shower, pedestal wash basin and low level WC. There is wall mounted radiator with tiled walls and vinyl flooring as well as wall fitted extractor fan and double glazed obscured window to side elevation.

### Outside

Externally, the bungalow boasts sizeable corner plot which includes freshly tarmacked driveway fit to house 3-4 vehicles to the front elevation, a delightful entertaining patio to the side elevation which can be accessed through French doors from the Dining Area and a private rear enclosed garden hosting lawned and patio areas all bordered by timber fencing.

### Council Tax

We understand that the property currently falls within council tax band D, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### Bedroom One



# FLOORPLAN & EPC

