

Wynden Cove, Oakerthorpe.

£250,000 Freehold

FOR SALE



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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom detached bungalow in the highly regarded village of Oakerthorpe. With stunning views to rear elevation, we recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living and briefly comprises; Entrance Hall, Lounge, Dining Kitchen, Bathroom and three double Bedrooms.

Externally, There is a front garden which is mainly laid to lawn set behind a low stone wall with concrete slabbed path to the middle and a driveway to the side. The rear enclosed garden is mainly laid to lawn with patio area and views of fields behind the low stone wall and wooden fence.

## FEATURES

- Easily commutable to Alfreton
- Idyllic Village Location
- Ideal For Access to A38 & M1
- Driveway Parking for Multiple Vehicles
- Stunning Countryside Views



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite part-glazed entrance door with oak-effect laminate flooring, radiator, access to roof space. Utility area with plumbing for a washing machine.

### Lounge

Oak laminate flooring, UPVC double-glazed window, double panel radiator, coving, and picture rail.

### Kitchen

Fitted wall and base units in high-gloss finish with rolled-edge work surfaces. Inset ceramic sink with mixer tap. Space for a cooking range. Ceramic tiled flooring. UPVC double-glazed rear window with views. Double panel radiator. Part-glazed UPVC side door.

### Bedroom One

UPVC double-glazed window with front-facing view. Ceramic tiled flooring. Double panel radiator.

### Bedroom Two

UPVC double-glazed window with rear view. Wall mounted radiator.

### Bedroom Three

UPVC double-glazed window with rear view.

### Bathroom

Panelled bath with drench shower and handheld attachment, combination WC and vanity wash hand basin, stainless steel heated towel rail, UPVC double-glazed window.

### Outside

There is a front garden which is mainly laid to lawn set behind a low stone wall with concrete slabbed path to the middle and a driveway to the side. The rear enclosed garden is mainly laid to lawn with patio area and views of fields behind the low stone wall and wooden fence.

### 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.







FLOORPLAN & EPC

