

Hillside Park, Oakerthorpe, Derbyshire.

£318,000 Freehold

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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautiful two bedroom detached bungalow that is presented to a high standard with quality fixtures and fittings throughout. The location of Oakerthorpe is regarded highly and we recommend an early internally viewing to avoid disappointment.

The property briefly comprises of :- Entrance hallway, stunning open plan living kitchen, two double bedrooms, ensuite to master and bathroom.

Externally, the property is located on a beautiful landscape private garden offering stunning countryside views with driveway and detached garage to the side elevation.

FEATURES

- Detached Bungalow
- Sought After Location
- Open Plan Living Kitchen
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Gas Central Heating System and Burglar Alarm
- Driveway and a Detached Garage
- Beautiful Landscaped Gardens
- Viewing Highly Recommended.



ROOM DESCRIPTIONS

Entrance Hallway

Access via the side elevation from a composite door is the spacious entrance hall with beautiful floor covering, warm mounted radiator and range of floor to ceiling wardrobes with sliding doors that provide ample storage and hanging space. Spotlights and loft access point to ceiling and internal doors accessing all rooms.

Open Plan Living Kitchen

32'0 x 12'8 (9.3m x 3.89m)

Kitchen Area - comprising of a range of bespoke base mounted units incorporating a stainless steel sink drainer unit with feature hot water tap and tiled splashback areas, larder unit with pull out racking. Under counter space and plumbing for washing machine, integrated dishwasher, integrated double oven, four ring gas hob with stainless steel extractor canopy over, curved corner storage units, space for fridge freezer, triple glazed window to the rear elevation with fitted blind, spotlights to ceiling and breakfast bar area dividing the two areas.

Lounge Area - with triple glazed windows to the side elevation, wall mounted modern vertical radiator, spotlights to ceiling, TV point, additional vertical radiator and wall mounted air-conditioning unit. Double glazed patio doors to the rear elevation lead out onto a superb timber guarding decking terrace.

Bedroom One

9'9 x 9'0 (2.98m x 2.89m)

With triple glazed window to the side elevation with fitted blind, wall mounted radiator, spotlights to ceiling, fitted wardrobes and internal door leading to:-

En-Suite Shower Room

9'8 x 5'0 (2.96m x 1.45m)

This beautifully appointed three piece shower suit comprises of low-level WC, large vanity unit with inset sink and shower enclosure with shower and dual function attachment with complementary glass sliding door. Fully tiled walls, wall mounted radiator, triple glazed obscured window and spotlights and extractor fan to ceiling.

Bedroom Two

10'0 x 9'9 (3.09m x 2.97m)

With triple glazed window to front elevation with fitted blind, wall mounted radiator, spotlights to ceiling and range of fitted wardrobes providing ample storage and hanging space.

Bathroom

9'8 x 6'0 (2.95m x 1.73m)

Comprising of a three-piece modern bathroom which comprises of WC, large vanity unit and panelled bath with wall mounted electric shower attachment over. Fully tiled walls and floor, spotlights, extractor Fan, wall mounted radiator and triple glazed obscured window with fitted blind.

Outside

The property is located on a private cul-de-sac and occupies a corner plot position with beautiful landscape planting to the front and side elevations with timber fencing. Immediately to the right hand side of the property is a driveway that provides parking for 2 to 3 vehicles which in turn provides access to a larger than average detached brick built garage with electric roller door. Gated driveway and a side pathway lead to the rear garden.

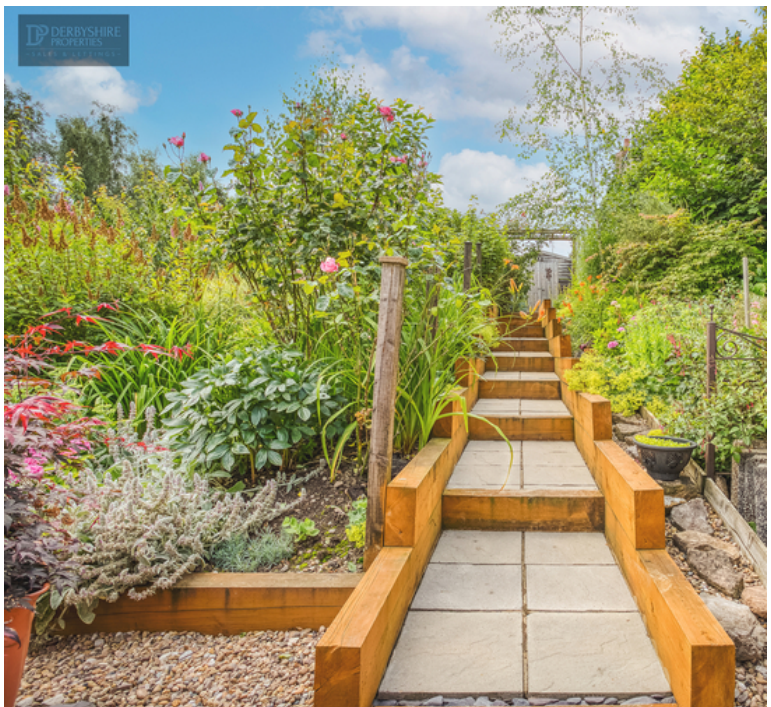
The stunning rear garden has been landscaped to an extremely high standard and offers a paved walkway that circles the entirety of the garden. Shed with light and power and Greenhouse. The paving has attractive timber edging and calves its way through numerous flowerbeds and borders, timber decking area, vegetable plot all offering super views of the surrounding countryside.

Council Tax

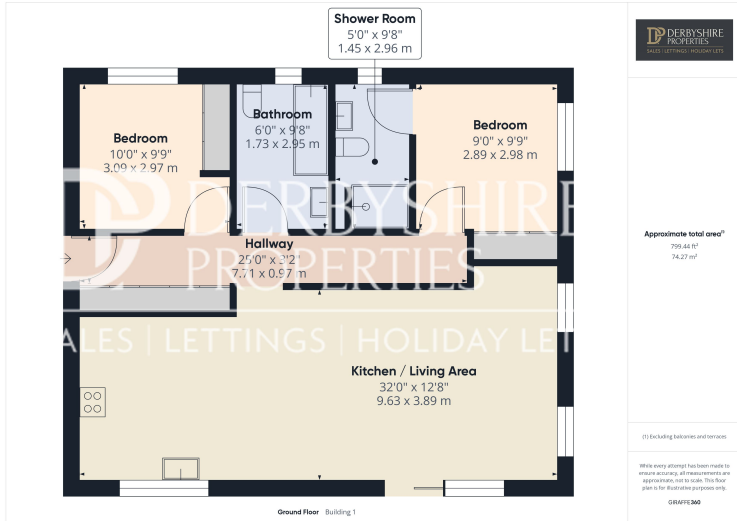
We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	