

Oakhurst Close, Belper, Derbyshire. DE56 2TR  
GUIDE PRICE £300,000 - £320,000 £300,000 Freehold  
REDUCED



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

GUIDE PRICE £300,000 - £320,000 -

Derbyshire Properties are delighted to offer for sale this extended detached bungalow located in the very popular location of Oakhurst Close (off Mount Pleasant Drive). The property has been lovingly maintained over a number of years and benefits from a rear extension, flat plot and low maintenance gardens. The property briefly comprises of entrance hall, kitchen dining room/bedroom four, three additional bedrooms, extended lounge and modern shower room. Externally the property has low maintenance gardens to the front and rear elevations and a large side driveway that provides parking for approximately four vehicles providing access to a larger than average detached brick garage with upper door.

## FEATURES

- GUIDE PRICE £300,000 - £320,000
- Large Detached Bungalow
- 3/4 Bedrooms
- 1/2 reception Rooms
- Low Maintenance Gardens
- Large Driveway & Detached Garage
- Sought After Location
- No Chain
- Easy Access To Belper Town Centre
- Viewing Essential
- COUNCIL TAX BAND C



## ROOM DESCRIPTIONS

### Entrance Hallway

6.14m x 1.25m (20' 2" x 4' 1") Entered via an external storm porch through a double glazed sealed unit door into this spacious entrance hallway with wall mounted radiator, decorative coving and lighting.

### Kitchen

2.49m x 3.52m (8' 2" x 11' 7") Comprising of a range of wall and base mounted units with modern flat edged worksurface incorporating a stainless steel sink drainer unit with mixer taps and complimentary splashback tiling. Undercounter space and plumbing for washing machine, fridge and gas cooker point with stainless steel extractor canopy over. Breakfast bar, vinyl 'tiled effect' floor covering, double glazed window to the front elevation, double glazed door to the side elevation and useful floor to ceiling larder cupboard.

### Dining Room/Bedroom 4

3.27m x 2.98m (10' 9" x 9' 9") With double glazed window to the front elevation, wall mounted radiator and decorative coving.

### Bedroom 1

3.33m x 2.54m (10' 11" x 8' 4") With double glazed window to the rear elevation, wall mounted radiator, decorative coving and fitted wardrobes providing ample storage and hanging space.

### Bedroom 2

2.24m x 2.99m (7' 4" x 9' 10") With double glaze window to the side elevation, wall mounted radiator and space for wardrobes.

### Bedroom 3

3.21m x 1.77m (10' 6" x 5' 10") Double glaze window to the rear elevation, wall mounted radiator.

### Extended Living Room

4.85m x 3.52m (15' 11" x 11' 7") Located to the rear elevation is this extended lounge that benefits from patio doors to the rear elevation providing direct access onto a low maintenance garden. Decorative coving to ceiling, TV point, wall mounted gas fire with raised tiled hearth and wall mounted radiator.

### Inner Hallway

Accessed via the entrance hall with ceiling mounted loft access point, decorative coving and lighting, plus two feature storage cupboards.

### Modern Shower Room

1.57m x 1.95m (5' 2" x 6' 5") Comprising of a three piece suite that contains WC, wall mounted slimline vanity unit and large shower enclosure with mains fed shower attachment over and complementary glass shower screen. Full tiling walls and floor, ceiling mounted extractor fan, double glazed obscured window, wall mounted radiator and spotlight to ceiling.

### Outside

To the front elevation is a tarmac driveway that leads to the side elevation. The low maintenance front garden has been gravelled with a paved pathway leading to the front elevation and hedge-row boundary providing privacy from neighbouring property.

The rear garden has been professionally landscaped with low maintenance in mind and offers a full width patio area, flowerbeds and well cared for privacy hedging to neighbouring properties. To the side elevation is a large driveway providing parking for 3/4 vehicles that provides access to a larger than average brick built garage with up and over door light and power.

### 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.







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