

Oakview Gardens, Morton.

£375,000

FOR SALE



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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are please to present this modern four bedroom detached family home in the much sought after village of Morton. Boasting impressive plot on this popular residential estate, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Open plan Dining/Living/Kitchen, Utility Room and WC to the ground floor with four double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the property benefits from impressive corner plot position with driveway parking for several vehicles and access to integral garage which is fitted with light and power whilst accessed via up and over door. The rear enclosed garden is a wonderful space, mainly laid to lawn with separate decked and patio spaces forming the ideal areas to host or relax. Raised planters feature throughout whilst timber fencing secures the space making it ideal for those with pets and young children.

## FEATURES

- Detached Family Home
- Perfect for access to A38 and M1
- Perfect for access to M1 and Chesterfield
- Ideal Family Purchase
- Four Double Bedrooms - En-suite & Family Bathroom
- Driveway Parking for Multiple Vehicles
- Countryside Location
- Driveway Parking and Garage



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with wall mounted radiator, wood effect flooring throughout and doorways to;

### Living Room

17' 4" x 10' 3" (5.28m x 3.12m) Accessed via internal glass French doors from the Entrance Hall, with double glazed bay window to front elevation, wall mounted radiator and carpeted flooring.

### Kitchen/Dining/Living Space

21' 6" x 14' 0" (6.55m x 4.27m) A fabulous open plan space. The kitchen features base cupboards and eye level units throughout with complimentary wood effect worktops over and a comprehensive range of fitted appliances including; Induction hob with accompanying extractor hood, double oven, microwave, wine fridge, coffee machine, fitted dishwasher and inset stainless steel one and a half bowl sink. Double glazed window features to rear elevation whilst undercounter lighting provides a smart finish to the space. Tiled flooring extends to the Dining/Living Space where impressive bay window/seating area hosts French doors which open on to rear enclosed garden.

### Utility Room

With worktop space of its own and undercounter plumbing, the space has rear entrance door and mini wall mounted radiator.

### Downstairs WC

### First Floor

### Landing

Accessing all four double Bedrooms and the family Bathroom, this carpeted landing space benefits from mini wall mounted radiator and fitted airing cupboard.

### Bedroom One

11' 4" x 10' 5" (3.45m x 3.17m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Separate Dressing Area features full length fitted wardrobe units with mirrored sliding doors. Access to En Suite.

### En-Suite

7' 11" x 4' 6" (2.41m x 1.37m) A tiled three piece suite comprising; Double walk-in shower, pedestal handwash basin and low level WC. Double glazed obscured window features to side elevation whilst wall mounted heated towel rail and wall fitted extractor unit complete the space.

### Bedroom Two

15' 2" x 9' 7" (4.62m x 2.92m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

10' 9" x 10' 3" (3.28m x 3.12m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

10' 6" x 10' 4" (3.20m x 3.15m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

9' 6" x 6' 7" (2.90m x 2.01m) A tiled four piece suite including; Shower cubicle, bath, pedestal handwash basin and low level WC. Double glazed obscured window features to rear elevation whilst wall mounted heated towel rail and wall fitted extractor unit completes the space.

### Outside

Externally, the property benefits from impressive corner plot position with driveway parking for several vehicles and access to integral garage which is fitted with light and power whilst accessed via up and over door. The rear enclosed garden is a wonderful space, mainly laid to lawn with separate decked and patio spaces forming the ideal areas to host or relax. Raised planters feature throughout whilst timber fencing secures the space making it ideal for those with pets and young children.

### Council Tax

We understand that the property currently falls within council tax band D, with North East Derbyshire 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.







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