

HoldenCopley

PREPARE TO BE MOVED

Hillside Park, Oakerthorpe, Alfreton DE55 7NR

Guide Price £310,000 - £320,000

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LOCATION, LOCATION, LOCATION...

Nestled in the highly sought-after village of Oakerthorpe, this beautifully presented two-bedroom detached bungalow offers the perfect combination of modern open-plan living and peaceful surroundings. With an abundance of space both inside and out, this property is ideal for anyone seeking single-storey living without compromising on style or comfort. Benefiting from ample built-in storage, a modern kitchen and bathroom suite, and a large, well-maintained garden, this home is ready to move straight into! The property opens with a welcoming entrance hall featuring parquet-style flooring, recessed spotlights, and built-in storage. At the heart of the home is a modern open-plan kitchen and living area with sleek gloss units and French doors leading out to the rear garden – ideal for relaxing or entertaining. There are two well-proportioned double bedrooms, both with built-in wardrobes. The master bedroom benefits from a stylish en-suite, while the second bedroom is served by a contemporary family bathroom complete with a three-piece suite. To the front of the property is a block-paved driveway providing off-street parking and access to a detached garage with an electric rolling door, lighting, and power. To the rear, the property boasts a private, enclosed garden offering a tranquil retreat with a paved patio seating area, gravelled sections, greenery, and mature planting – perfect for those who enjoy spending time outdoors. The garden also benefits from a shed and greenhouse, ideal for gardening enthusiasts. Situated in the picturesque village of Oakerthorpe, this property enjoys a peaceful semi-rural setting whilst still being within easy reach of local amenities, transport links, and countryside walks. The location provides convenient access to Alfreton, Matlock, and the A38, making it perfect for commuters and those seeking a blend of village life and accessibility.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Open Plan Kitchen/Living Area
- En-Suite & Three Piece Family Bathroom Suite
- Ample Fitted Storage
- Large Garden With Ample Greenery
- Off-Street Parking & Detached Garage
- Alarm Fitted
- Sought-After Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

25’3" x 3’2" (7.7lm x 0.97m)

The entrance hall has parquet-style flooring, a radiator, built-in sliding door wardrobes, recessed spotlights, and a single composite door providing access into the accommodation.

Kitchen/Living Space

31’7" x 12’9" (9.63m x 3.89m)

The kitchen/living space has a range of fitted gloss base and wall units with worktops, a stainless steel sink with a movable swan neck mixer tap and a drainer, an integrated double-oven, an integrated gas hob with a glass splashback and stainless steel extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, partially tiled flooring, partially carpeted flooring, partially tiled walls, two vertical radiators, an air-conditioning unit, recessed spotlights, UPVC triple-glazed windows to the side and rear elevations, and sliding French doors leading out to the rear garden.

Master Bedroom

9’9" x 9’5" (2.98m x 2.89m)

The main bedroom has carpeted flooring, a radiator, built-in sliding door wardrobes, a UPVC triple-glazed window to the rear elevation, recessed spotlights, and access to the en-suite.

En-Suite

9’8" x 4’9" (2.97m x 1.45m)

The en-suite has a low level flush W/C, a vanity style wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring and walls, a radiator, recessed spotlights, an extractor fan, and a UPVC triple-glazed obscure window to the side elevation.

Bedroom Two

10’1" x 9’8" (3.09m x 2.97m)

The second bedroom has carpeted flooring, a radiator, built-in sliding door wardrobes, a UPVC triple-glazed window to the rear elevation, and recessed spotlights.

Bathroom

9’8" x 5’8" (2.97m x 1.73m)

The bathroom has a low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a wall-mounted electric shower fixture, tiled flooring and walls, a radiator, recessed spotlights, an extractor fan, and a UPVC triple-glazed obscure window to the side elevation.

Garage

20’1" x 11’5" (6.14m x 3.49m)

The garage has an electric rolling door, lighting and electricity, and ample storage space.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off-street parking and access to the garage.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, gravelled areas, a range of greenery, a shed with lighting and electricity, a greenhouse, and fenced boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Superfast - 80 Mbps (Highest available download speed)
- 20 Mbps (Highest available upload speed)
- Phone Signal – Some 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Amber Valley Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

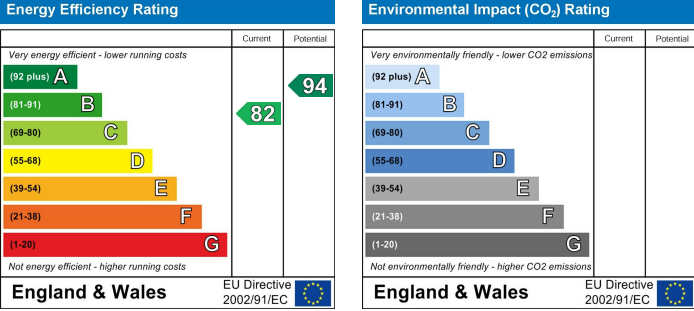
The vendor has advised the following:
Property Tenure is freehold.

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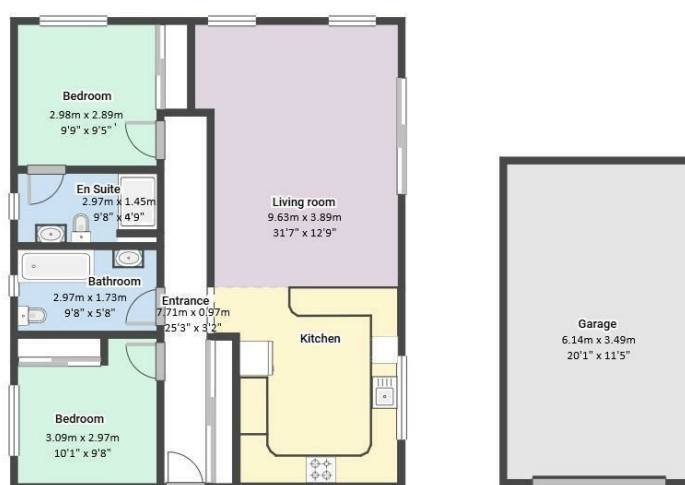
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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