



52 Oakhurst Close, Belper, DE56 2TR

Offers Over £225,000



Offered with vacant possession / no chain. The three bedroom detached family home is in need of some upgrading. Occupying a corner plot within a sought after cul de sac location. Having gardens to front, side and rear with driveway providing ample car parking and leads to a garage. Viewing is highly recommended.



52 Oakhurst Close, Belper, DE56 2TR

Offers Over £225,000



The accommodation is in need of cosmetic upgrading comprising and entrance hallway, spacious sitting room with dual aspect windows and patio door opening onto the garden. There is a fitted kitchen with a pantry and a installed combi boiler. To the first floor there are three bedrooms and a family bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a lawned fore garden with a driveway to the side providing off road parking and leading to a garage. The gardens extend to the side and rear, being laid to lawn with a sunny paved patio.

The property is conveniently situated close to excellent local amenities and Belper with its busy railway station, excellent schools, shopping, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A UPVC double glazed door with a full height side window allows access.

ENTRANCE HALL

Stairs climb to the first floor and doors open into :

GUEST WC

Having a low flush WC, wall mounted wash hand basin with tiled splash back, radiator and a UPVC double glazed window to the side.

SITTING ROOM

11'4 x 16'7 (3.45m x 5.05m)

A naturally light room with dual aspect UPVC double glazed window to the front and double glazed patio doors opening onto the rear garden. There is decorative coving, radiator, TV aerial point and an Adams style fire surround with marble insert and hearth housing a gas fire.

KITCHEN DINER

12'10 x 9'4 (3.91m x 2.84m)

Appointed with a range of wood effect base cupboards with marble effect rolled top work surface over incorporating a stainless steel sinke drainer with mixer taps and complementary tiled splash back. There is plumbing for a dishwasher and washing machine, gas cooker point, double glazed window to the rear overlooks the garden and a side entrance door allows access.

TO THE FIRST FLOOR

LANDING

There is a UPVC double glazed window to the rear elevation.

BEDROOM ONE

13'8 x 8'10 (4.17m x 2.69m)

Having a UPVC double glazed window to the front elevation, radiator and arrange a fitted bedroom furniture to include wardrobes, overhead cupboards and bedside tables.

BEDROOM TWO

13'1 x 9'6 (3.99m x 2.90m)

Double glazed window to the front elevation and a radiator.

BEDROOM THREE

7'11 x 6'9 (2.41m x 2.06m)

Double glazed window to the rear elevation and a radiator.

BATHROOM

Appointed with a three-piece suite comprising a panelled bath, low flush WC and pedestal wash hand basin. There is full complementary tiling, vinyl flooring and a double glaze window with opaque patterned glass.

OUTSIDE

To the front of the property is a lawned fore

garden with mature shrubs to the boundary. A driveway to the side provides generous off road parking and leads to a garage. A path leads to the front open storm porch with a light. A gate to the side opens to the side and rear.

GARAGE

Having an up and over door, light, power and personal door into the garden.

GARDEN

The fully enclosed garden has a paved patio area extending to the side with a lawn, established shrubs and flowering plants to the boundary.



Road Map



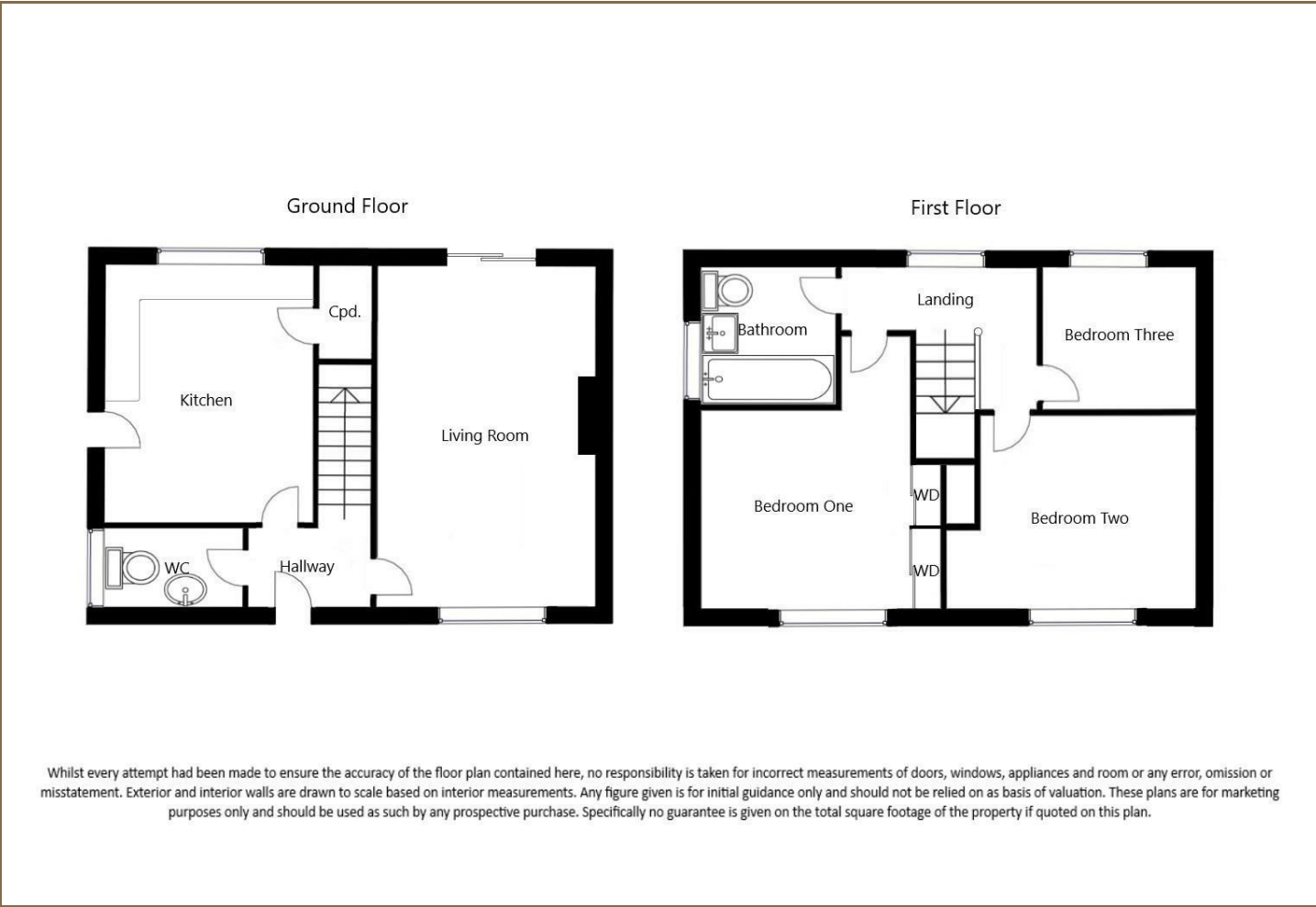
Hybrid Map



Terrain Map



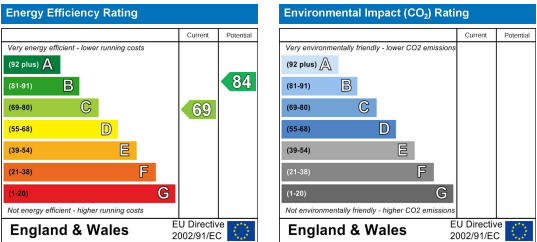
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe in being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk