



## 49 Oakhurst Close, Belper, DE56 2TR

**£375,000**



Offered with vacant possession/ no chain. A generously proportioned four bedroom detached bungalow situated in a quiet cul de sac location close to Belper. The deceptively spacious, yet versatile accommodation has ample car parking, double detached garage and a south facing garden. Viewing is highly recommended.



# 49 Oakhurst Close, Belper, DE56 2TR

**£375,000**



The welcoming accommodation has an entrance hallway with built-in cloaks cupboard, lounge, dining room, fitted kitchen, garden room, study allowing access to the principal bedroom (which could convert to a walk-in wardrobe or en-suite). There are three further double bedrooms and a shower room.

Benefiting from UPVC double glazed windows and doors and gas central heating.

To the front of the property is a double driveway allowing ample off road parking and hardstanding, leading to a detached double garage. There are paths to either side of the property leading to the front and back doors and extending to the south facing rear garden.

Conveniently situated close to Belper with its excellent schools, shopping, bars restaurants and leisure facilities. Renown for its historic mills, character and charm Belper has easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to Matlock and the stunning Peak District.

## ACCOMMODATION

There is a recessed porch and a glazed side entrance door.

## ENTRANCE HALLWAY

There is a UPVC double glazed entrance door, radiator, in-built cloaks cupboard and doors off to :

## DINING ROOM

9'5 x 9'2 (2.87m x 2.79m )

There is oak flooring, radiator and a UPVC double glazed window to the side.

## KITCHEN

11' x 9'2 (3.35m x 2.79m )

Appointed with a range of stylish cream base cupboards, drawers, eye level units with contrast wood grain feature and timber effect work surface over incorporating a stainless steel one and a half bowl sink drainer with mixer taps and splash back tiling. Integrated appliances include an double electric oven, gas hob, extractor hood, plumbing for a dishwasher, automatic washing machine and space for a fridge freezer. There is a serving hatch into the dining room, UPVC double glazed window to the side, radiator, vinyl flooring and a half glazed entrance door opens to the side.

## LOUNGE

14' x 13'3 (4.27m x 4.04m )

There is oak effect flooring, two radiator, TV aerial point, twin UPVC double glazed windows to the side and French doors open into :

## GARDEN ROOM

12'7 x 8' (3.84m x 2.44m )

Fitted with LTV oak effect flooring, radiator, UPVC double glazed window to the side and UPVC French doors open onto the garden.

## STUDY

7'2 x 9'3 (2.18m x 2.82m )

Having potential to create a dressing room, there is a radiator and access to :

## BEDROOM ONE

12' x 10'5 plus wardrobe recess (3.66m x 3.18m plus wardrobe recess)

Fitted with a range of in-built wardrobes with sliding doors providing hanging and storage, radiator, UPVC double glazed window to the rear overlooking the garden.

## SHOWER ROOM

Appointed with a walk-in double shower enclosure with a thermostatic rainfall shower with hose attachment and electric shower, low flush WC and a pedestal wash hand basin. There is complementary full tiling, radiator, extractor fan, vinyl flooring and a UPVC double glazed window to the side.

## BEDROOM TWO

12'10 x 9'8 (3.91m x 2.95m )

Having dual aspect UPVC double glazed windows to the front and side and radiator.

## BEDROOM THREE

11'6 x 7'5 (3.51m x 2.26m )

There is a radiator and dual aspect UPVC windows to the front and side.

## BEDROOM FOUR

10'6 x 8'2 (3.20m x 2.49m )

There is a UPVC double glazed window to the side and a radiator.

## OUTSIDE

To the front of the property is a double driveway, providing off road parking for several vehicles and leads to a generous detached double garage. Paths to either sides of the property provide access to the garden.

## GARAGE

26'5 x 21'8 (8.05m x 6.60m )

A generous space with twin up and over doors, light, power and a personal door to the side.

## GARDEN

The sunny south facing garden is laid to lawn with a paved seating area with mature trees and shrubs to the boundary. There is a greenhouse and storage area to the side with outside lighting.



## Road Map



## Hybrid Map



## Terrain Map



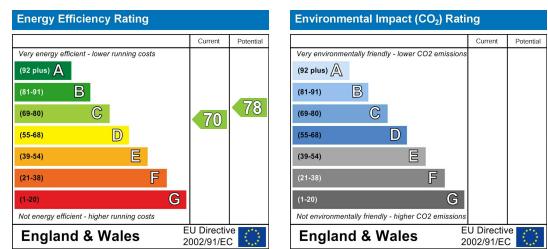
## Floor Plan



## 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 is 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](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk