



Westlands Wingfield Road
Oakerthorpe Alferton



Property Description

Hall and Benson are delighted to offer for sale this beautifully presented and maintained four bedroom detached family home located in the popular village of Oakerthorpe. Having been designed and built by the current owners in the 1960's the home has been lovingly cared for and maintained throughout. Having both excellent road network links to the A38 and the M1 motorway yet being located within the Derbyshire countryside, the home offers the best of both worlds. The accommodation in brief; entrance porch leading to the entrance hall, lounge with views across open fields to the front and onto the rear garden. Snug, breakfast kitchen, dining room, downstairs shower room, under stairs storage cupboard and integrated double garage with store. To the first floor are four double bedrooms with views from each window, a box room and family bathroom. To the front of the home is a driveway providing off-road parking for several vehicles and having a lawned front garden with mature shrubs and bushes. The south facing rear garden has paved patio areas, mature shrubs and bushes to the borders and backs onto open fields. Viewing highly recommended. Offered for sale with no upward chain.

Entrance Porch

The home is entered by UPVC front entrance door into the porch. Having quarry tiled flooring and door leading to;

Entrance Hall

With stairs rising to the first floor, cast central heating radiator, carpeted flooring and doors leading to;

Lounge

With UPVC double glazed windows to the front and rear elevations, gas central heating radiators, carpeted flooring, ceiling lights and Adam style feature fireplace with gas flame effect fire.

Snug/ Tv Room

With sliding patio doors to the rear garden, gas central heating radiator, ceiling light and carpeted flooring.

Breakfast Kitchen

Fitted with a matching range of oak wall and base units with complementary roll top work surfaces, tiled splashbacks and a one and a half bowl sink drainer unit. Having a gas hob with extractor fan over and electric fan assisted oven. Integrated dishwasher and space for fridge. Gas central heating radiator, tiled flooring, ceiling lights and UPVC double glazed door and window to the rear elevation enjoying views over the rear garden..

Under Stairs Storage Cupboard

With a UPVC double glazed window to the front elevation, burglar alarm, shelving, light and carpeted flooring.

Dining Room/Play Room

With UPVC double glazed windows to the rear elevation and UPVC door to the rear garden, gas central heating radiator, tiled floor, door leading to the integral double garage and ceiling light.

Shower Room

Fitted with a three piece suite comprising of pedestal wash hand basin, low level W/C, shower cubicle with electric shower, tiled flooring, gas central heating radiator and a UPVC double glazed window to the front elevation.

First Floor Landing

With UPVC double glazed window to the front elevation enjoying far reaching views across open countryside towards Shirland and gas central heating radiator.

Bedroom One

With a UPVC double glazed window to the rear elevation, enjoying views across open fields. With a gas central heating radiator, built in wardrobes, carpeted flooring and ceiling light.

Bedroom Two

With a UPVC double glazed window to the rear elevation enjoying views across the rear garden and Derbyshire countryside. Having a gas central heating radiator, carpeted flooring, ceiling light and built in wardrobes and dressing table.

Bedroom Three

With a UPVC double glazed window to the rear elevation, enjoying views across the garden and Derbyshire countryside. Having a gas central heating radiator, ceiling light, carpeted flooring and pedestal wash hand basin.

Bedroom Four

With a UPVC double glazed window to the front elevation with views across open fields towards Shirland and Wheatcroft. With a gas central heating radiator, built in wardrobes, ceiling light and wooden floor.

Box Room

Useful storage area with ceiling light.

Family Bathroom

Fitted with a three piece suite comprising of panelled bath with shower attachment over, low level W/C and pedestal wash hand basin. Having a UPVC double glazed window to the side elevation, gas central heating radiator, tiled walls, wooden flooring and fitted airing cupboard.

Integral Double Garage

With a roller shutter door, a UPVC double glazed window to the side elevation, power, light and hot and cold water taps with Belfast sink.

Store









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: F

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