



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>69</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



## View This Property!

Get in touch today on the contact details below and we'd be delighted to arrange a viewing of this property for you.

**W:** hannells.co.uk  
**E:** chaddesden@hannells.co.uk  
**T:** 01332 281400

Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

### Viewing Strictly By Appointment Only

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of between £225 - £250 per completed transaction.

We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need. We receive a referral fee of approximately £350 per completed transaction.

We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction.

We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction.

You are NOT obliged to use our preferred partner services.

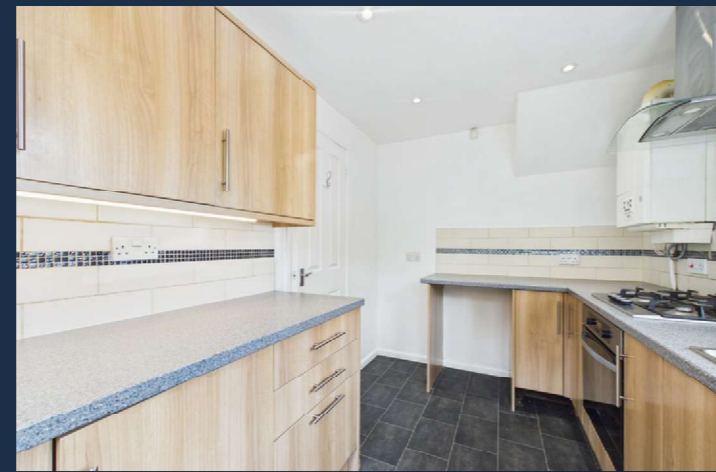
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### Besthorpe Close, Oakwood, DE21 4RQ

A modern three-bedroomed home offered for sale with no upward chain and occupies a popular and established cul-de-sac location on the outskirts of Oakwood. The property would be ideal for the first time buyer or growing family and viewing is recommended.

- Three Bedroomed Semi Detached Home Available With No Upward Chain
- Ideal First Time Buy/Family Home, Cul-De Sac Location
- Driveway, Garage And An Enclosed Rear Garden
- EPC Rating C, Standard Construction
- Council Tax Band B, Freehold





Freehold

A Moving Experience...



**Full Description:**

The accommodation is supplemented by gas fired central heating, UPVC double glazing and briefly comprises:- side reception hall, lounge, dining room and fitted kitchen with in-built oven and hob. To the first floor are three bedrooms and modern bathroom with a white three piece suite.

**Room Measurements & Details:**

**Entrance Hall:**

**Lounge:** (13'1" x 12'3") 3.99 x 3.73

**Dining Room:** (10'10" x 7'8") 3.30 x 2.34

**Kitchen:** (10'10" x 7'5") 3.30 x 2.26

**First Floor Landing:**

**Bedroom One:** (13'1" x 8'9") 3.99 x 2.67

**Bedroom Two:** (8'11" x 8'10") 2.72 x 2.69

**Bedroom Three:** (6'10" x 6'5") 2.08 x 1.96

**Bathroom:** (6'2" x 6'1") 1.88 x 1.85

**Outside:**

There are gardens to both front and rear elevations.

A driveway to the side elevation provides off-road parking and leads to a DETACHED BRICK-BUILT GARAGE 17'2" x 8'10" with up and over door, light, power and courtesy door to the side elevation.

There is gated access to the side elevation leading to an enclosed rear garden arranged for ease of maintenance being mostly paved.

**Buyer Information:**

1. Anti-Money Laundering (AML) Regulations: We are legally required to verify all purchasers. The cost is £24 (inc VAT) per person.
2. General: These sales particulars are intended as a general guide only. If any detail is especially important, please contact us—particularly if you're travelling a long distance to view.
3. Measurements: All measurements are approximate and provided for guidance only.
4. Services: Services, equipment, and appliances have not been tested. Buyers should arrange their own surveys or inspections.
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