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&L

1 Hollybush Close

Oakthorpe | DE12 7FP | Guide Price £550,000

ROYSTON  
& LUND

- Guide Price: £550,000 - £560,000
- Open Plan Kitchen/Breakfast Room
- First Floor Bathroom & Second En-Suite
- Single Garage & Driveway
- Council Tax: E // EPC: B
- Four Bedroom Detached Family Home
- Second Floor Principle Bedroom with En-Suite
- Ground Floor WC + Utility Area
- Close to Local Schools & Transport Links
- Freehold





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A beautifully presented four-bedroom detached family home located in the village of Oakthorpe, offering generous accommodation arranged across three floors.

The property opens into a welcoming entrance hall providing access to the ground-floor rooms and stairs to the upper floors. The spacious living room offers plenty of room for family seating, while the impressive kitchen/breakfast room forms the heart of the home. This bright, sociable space features ample storage and worktop space, room for dining and double doors opening onto the rear garden. A separate utility room provides internal access to the single garage and further access to the garden. A convenient WC completes the ground floor.

The first floor comprises three well-proportioned bedrooms. The largest bedroom on this level benefits from fitted storage and a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Occupying the entire second floor is the impressive principal suite. This spacious retreat includes a dedicated dressing area with fitted wardrobes, a private en-suite shower room and an abundance of natural light from a large window and multiple rooflights.

Outside, the enclosed south-facing rear garden is mainly laid to lawn, with a paved patio providing space for outdoor seating.

To the front, a driveway offers off-road parking and access to the integral single garage.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5529903](https://reports.sprift.com/property-report/?access_report_id=5529903)

**\*\*Buyers Note:** Shared access gravel driveway is automatically controlled by the occupying residents of Hollybush Close under the Hollybush Close Residents Management Company Limited (RMC).

**\*\*Free standing kitchen island is not to be included in sale but can be purchased separately from home owner - Not through Royston & Lund.**

Freehold





EPC

Energy Efficiency Rating

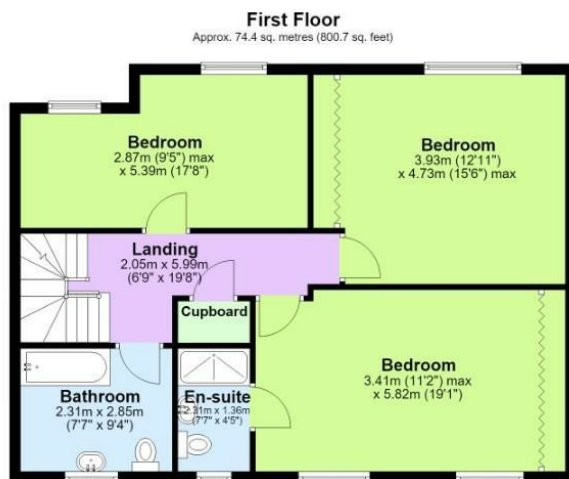
|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 95        |
| (81-91) B                                   | 88      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC



Total area: approx. 209.5 sq. metres (2255.4 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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