

Fletcher & Company

2 Holly Bank Close Oakerthorpe, Alfreton, DE55 7LP

Offers Around £150,000

Leasehold



- Well Presented Semi-Detached Bungalow
- No Upward Chain
- Over 55's Development
- Allocated Car Parking Space
- Large Porch, Hallway
- Spacious Lounge/Dining Room
- Conservatory, Fitted Kitchen
- Two Bedrooms & Bathroom
- Communal Gardens with a Pleasant Outlook Over Green Space
- Easy Access to Nearby Alfreton & the A38





Summary

Well presented two bedroom semi-detached residence available to the over 55's, occupying a very pleasant semi-rural location in the village of Oakerthorpe.

This is an opportunity to acquire a realistically priced, two bedroom semi-detached bungalow aimed at the over 55's, set in the popular and attractive village of Oakerthorpe.

The property benefits from allocated parking space and a pleasant backdrop to the rear over green space and wooded area, set within communal gardens.

Internally, the property features a large porch with storage, inner hallway, spacious lounge/dining room, conservatory, fitted kitchen, two bedrooms and a bathroom.

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The Location

The property's location affords easy access to pleasant walks in the surrounding open countryside whilst still being within easy reach of the nearby town of Alfreton as well as Matlock and Ripley, along with easy access onto the A38.

Accommodation

Porch

12'0" x 6'10" (3.66 x 2.10)

uPVC double glazed entrance door provides access into the brick-based uPVC double glazed porch with tiled floor, latched door to a useful storage cupboard and multipaned door into the hallway.

Hallway

13'9" x 3'11" (4.21 x 1.21)

With central heating radiator, access to loft space, door to a further useful storage cupboard and doors to:

Spacious Lounge/Dining Room

19'11" x 12'11" (6.09 x 3.94)

With a fireplace incorporating brick surround and tiled hearth with electric fire, central heating radiator, tv point, decorative coving, sealed unit double glazed window to the front and door to the kitchen.



Fitted Kitchen

11'10" x 8'10" (3.61 x 2.71)

With a U-shaped preparation surface and tiled surrounds, inset sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, appliance space suitable for an electric cooker, fridge, washing machine and freezer, wall mounted boiler, central heating radiator and sealed unit double glazed window to the rear offering very pleasant views over open green and mature trees beyond.



Bedroom One

13'8" x 9'10" (4.18 x 3.02)

With central heating radiator, fitted wardrobes and drawers and sealed unit double glazed window to the front.



Bedroom Two

10'10" x 8'10" (3.31 x 2.70)

With central heating radiator and panelled and glazed doors to the conservatory.



Conservatory

11'3" x 9'9" (3.45 x 2.99)

A brick-based uPVC construction with central heating radiator and French doors opening onto a small patio area and lawn offering very pleasant views over neighbouring woodland and green space.



Bathroom

8'11" x 7'0" (2.72 x 2.14)

Partly tiled with a suite comprising low flush WC, pedestal wash handbasin, bath with hand shower attachment, central heating radiator and window to the rear.



Outside

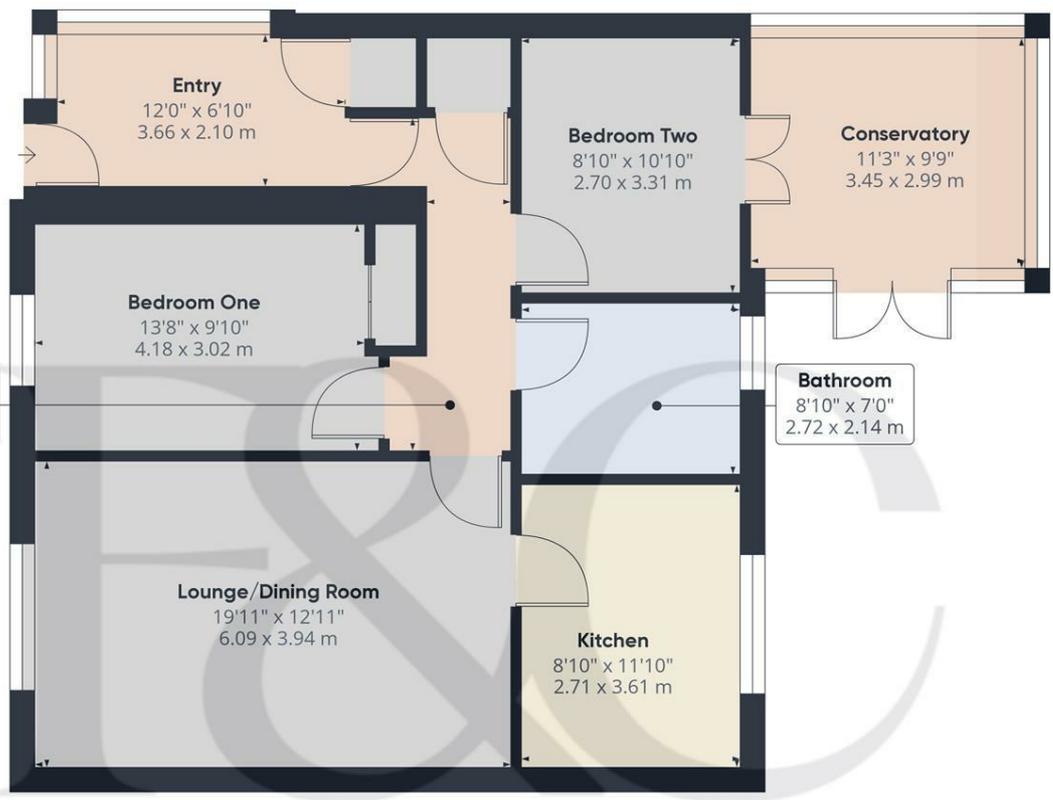
The property benefits from allocated parking space and is set within communal gardens with a pleasant backdrop to the rear over green space and a wooded area. To the front of the property is a lawned fore-garden with pathway leading to the entrance porch.



Service Charge

A service charge of £92.85 per month includes gardening and window cleaning. The property is also subject to an exit fee, further details available on request.

Council Tax Band C - Amber Valley



Approximate total area⁽¹⁾
 979.78 ft²
 91.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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2 Holly Bank Close Oakerthorpe
Alfreton
DE55 7LP

Council Tax Band: B
Tenure: Leasehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(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	