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

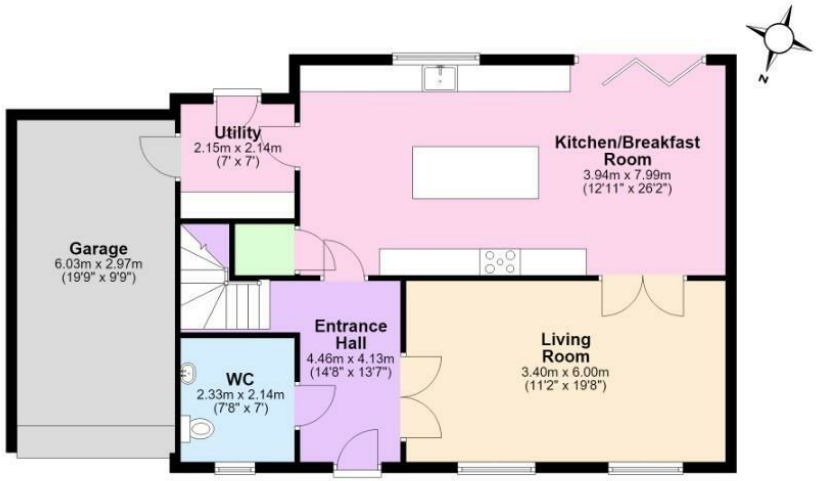
**Buyers Note: Shared access gravel driveway is automatically controlled by the occupying residents of Hollybush Close under the Hollybush Close Residents Management Company Limited (RMC).

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

Freehold

Ground Floor

Approx. 92.9 sq. metres (999.9 sq. feet)

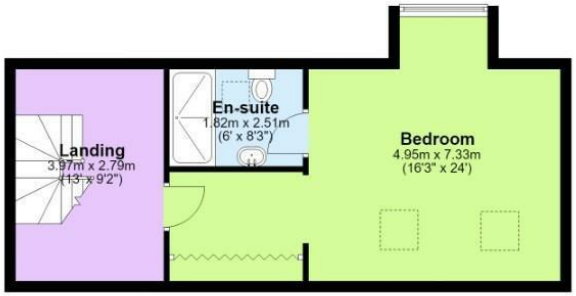


First Floor

Approx. 74.4 sq. metres (800.7 sq. feet)

Second Floor

Approx. 42.2 sq. metres (454.8 sq. feet)



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

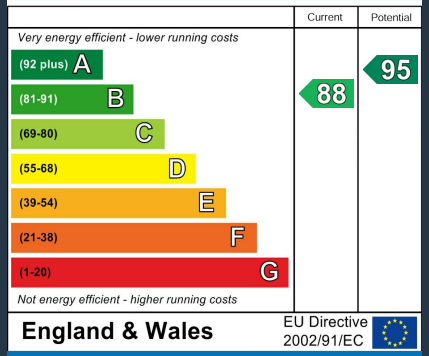
The Property Ombudsman

naea | propertymark PROTECTED

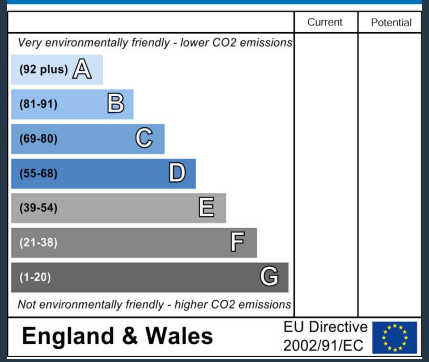
THE GUILD PROPERTY PROFESSIONALS

EPC

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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