



## 8 Besthorpe Close, Oakwood, Derby, DE21 4RQ

**£199,950**



A cul-de-sac positioned two bedroom semi-detached property with conservatory and a beautifully landscaped mature garden offered for sale with no chain.



# 8 Besthorpe Close, Oakwood, Derby, DE21 4RQ

£199,950



The well-maintained accommodation comprises, entrance porch, large living room, dining kitchen and conservatory. To the first floor are two double bedrooms and bathroom.

Externally there is a front and side driveway, attractive front garden with lawn, side storage area with shed and to the rear is a beautifully landscaped mature garden with patio, lawn and colourful shrubs and trees all providing a high degree seclusion.

Besthorpe Close is located off Morley Road, close to the many local amenities found in Oakwood, Chaddesden and Spondon with ease of access into the city centre.

A brilliant first time buy offered for sale with immediate vacant possession and no upward chain.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Space for coats and shoes, inner glazed door into:

#### LIVING ROOM

18'9" x 12'5" (5.72m x 3.78m)

A spacious room with ample space for furniture, stairs lead to the first floor, fireplace and surround with inset gas fire, media connections, UPVC double glazed window.

#### KITCHEN

12'6" x 8'2" (3.81m x 2.49m)

With space for a breakfast table and chairs and being appointed with a range of wall and base units having matching cupboard and drawer fronts, laminate work surfaces, tiled walls, composite sink and drainer, double gas oven, gas hob and extractor fan, space for an integral washing machine and upright fridge freezer, UPVC double glazed window and door into:

#### CONSERVATORY

8'5" x 7'9" (2.57m x 2.36m)

Of brick base construction with UPVC double glazed windows and door to garden, tiled floor, attractive roof with fan light.

#### FIRST FLOOR

#### LANDING

With loft access.

#### BEDROOM ONE

12'6" x 10'4" (3.81m x 3.15m)

A spacious bedroom with ample room for all furniture, front facing UPVC double glazed window.

#### BEDROOM TWO

12'6" x 8'3" (3.81m x 2.51m)

A generous double bedroom having fitted wardrobes, cupboard with hot water cylinder and dressing table with drawers, UPVC double glazed window to rear, gas heater.

## BATHROOM

7'11" x 4'8" (2.41m x 1.42m)

Appointed with a three piece suite comprising a bath with handheld shower attachment, wash basin and WC, tiled walls and sill, UPVC double glazed window.

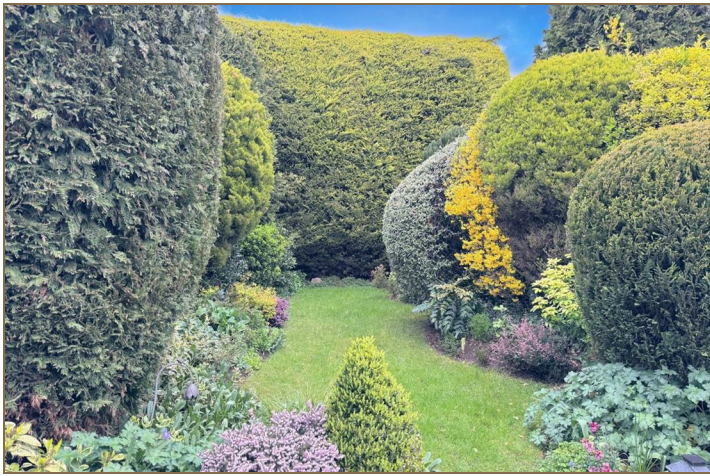
## OUTSIDE

Externally there is a front and side driveway, attractive front garden with lawn, side storage area with shed and to the rear is a beautifully landscaped mature garden with patio, lawn and colourful shrubs and trees all providing a high degree seclusion.

## PLEASE NOTE

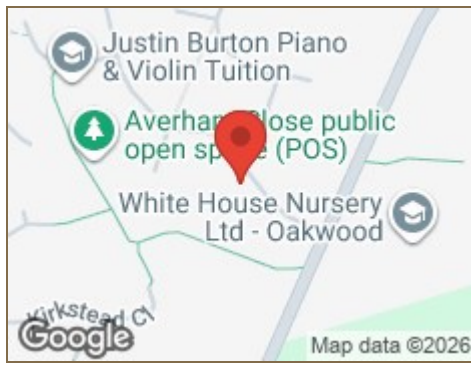
There is a gas connection to the property but no central heating.







## Road Map



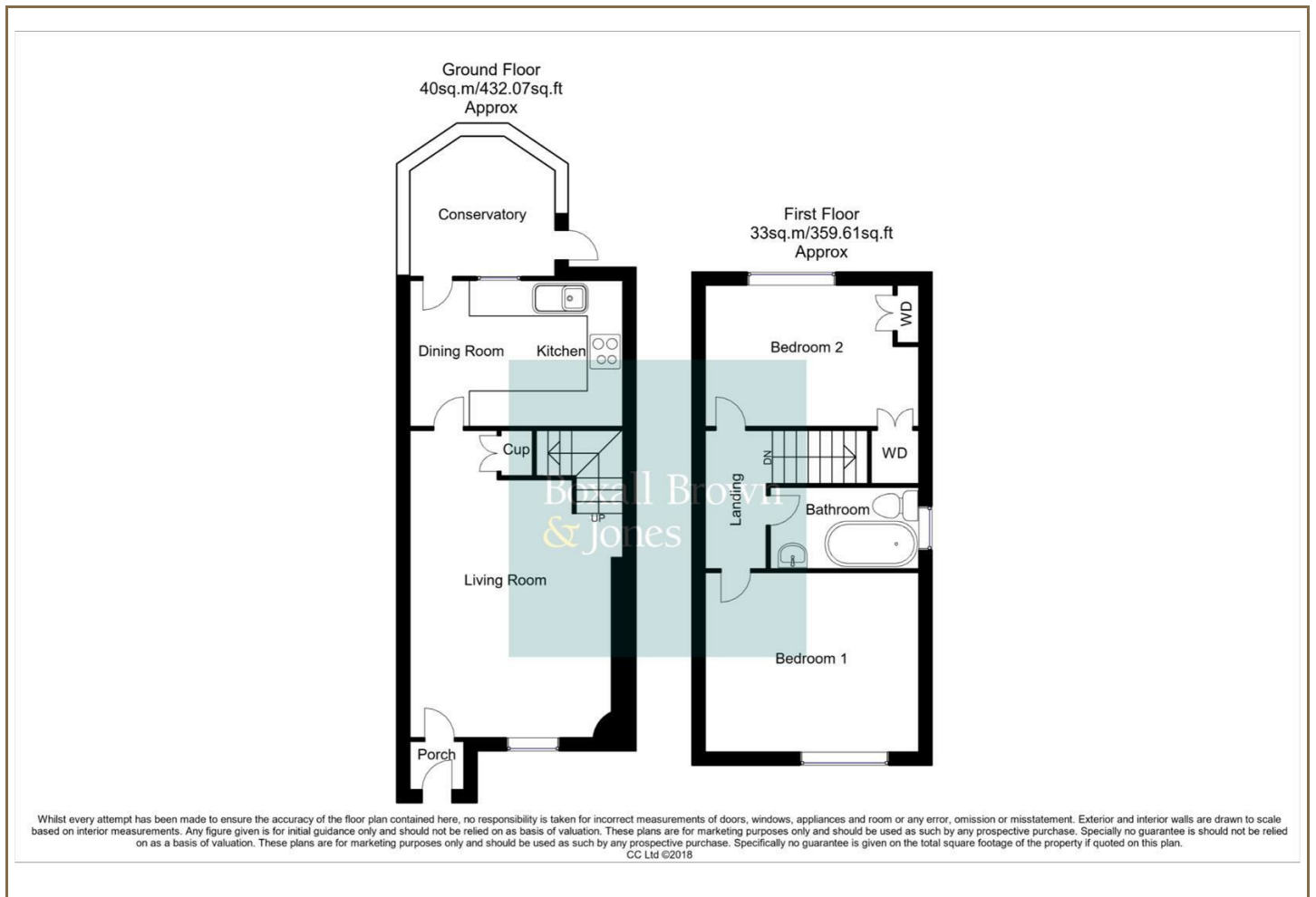
## Hybrid Map



## Terrain Map



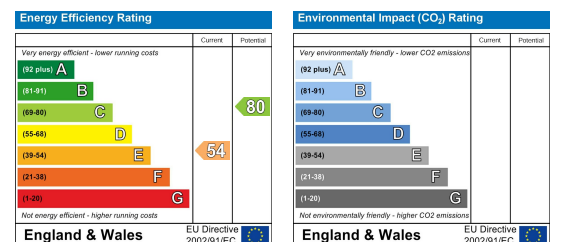
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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