



Chapel Street
Oakthorpe
DE12 7QT

Offers Over £450,000

SPACE, STYLE & SOPHISTICATION are in abundance with this BEAUTIFULLY PRESENTED 3 storey 4 bedroom, 3 bathroom DETACHED FAMILY HOME occupying an excellent plot & position within this EXCLUSIVE GATED DEVELOPMENT in the heart of the village, plenty of parking & a wonderful bespoke HOME OFFICE/STUDIO



Property Features

- Detached Home
- High Specification
- Stylish Finish
- Select Courtyard
- Ample Parking
- 4 Bedrooms
- 3 Bathrooms
- 2 En-Suite
- Large Kitchen
- Home Office

Full Description

Occupying a great position right in the heart of the village on Chapel Street, discreetly set back from the road within a secure gated development of just 3 properties, this is a wonderful opportunity to acquire a distinctive high specification 4 bedroom detached family home of nearly 1700 sq.ft with a stylish contemporary finish, beautifully dressed to showhome standard. Originally built in 2021 the current owners have further adapted the property internally as well as landscaping the rear garden including a fabulous home office/studio for those working from home that offers great versatility.

The property also enjoys a highly efficient LPG central heating system with zoned underfloor heating to the ground floor and stylish double glazed windows throughout with bi-folds in the kitchen ensuring a respectable EPC rating of C. Internally you are welcomed into the home by the impressive entrance hall, cloakroom/wc, the stylish lounge provides

quiet relaxation, whilst the large dining kitchen has been partially re-fitted with the addition of a central island with breakfast bar and bi-folds onto the rear garden creating great entertaining space, the fitted utility room completes the ground floor.

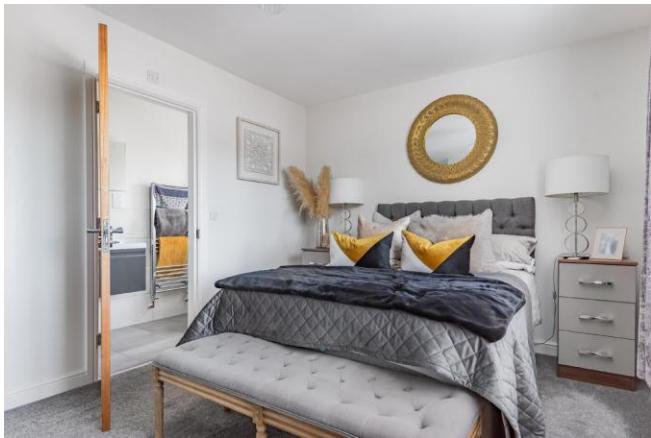
On the first floor are three bedrooms including the master bedroom with en-suite, whilst bedroom three has been converted into a large dressing room, comprehensively fitted with bespoke bedroom furniture and a spacious main family bathroom. On the second floor is a great guests bedroom suite, with plenty of space and a luxury en-suite shower. With ample parking to the front within the courtyard, the rear garden has been landscaped with outdoor entertaining in mind, with a large patio, pergola, bespoke home office/studio whilst retaining a high degree of privacy and a sunny rear aspect.

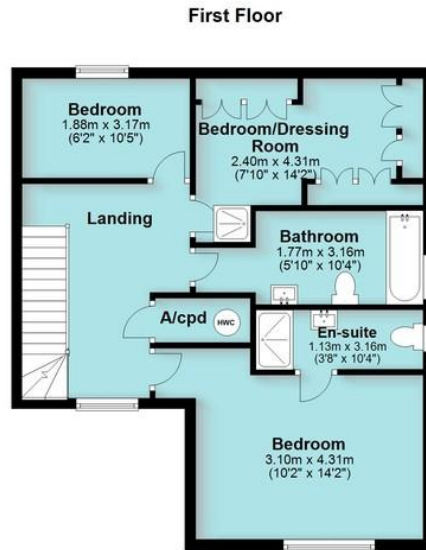
Perfectly positioned on Chapel Street, in the old part of the village, you can easily embrace the qualities of village life within Oakthorpe, a popular sought after village, with a great local primary school, village shop and village hall, many country walks surround the village and being in the National Forest, conkers, Moira Furnace and Hicks Lodge are right on your doorstep. Measham and Ashby de la Zouch are close by together with the M42 leading to the midland motorway network with Tamworth and Birmingham all within 30 minutes drive.

TENURE The property is Freehold

COUNCIL TAX The property is in Band E







Total area: approx. 157.3 sq. metres (1693.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements