



Yew Tree Avenue, Ockbrook Derby, DE72 3TB

With no upward chain and located on a quiet cul-de-sac, this spacious family home has a garage and two driveways with parking for three vehicles. There is space aplenty for family and friends to gather in the south-west facing garden, modern breakfast kitchen, lounge-diner and conservatory.

On the ground floor, the useful entrance porch opens into the impressive entrance hallway, with doors into the lounge-diner, breakfast kitchen and on through to the conservatory, utility area and ground floor WC. Upstairs are four bedrooms (one en-suite) and a family bathroom. The rear garden has a couple of dining patios and the mature, well-loved garden is stocked with perennials and has a neat lawn.

Ockbrook is a very popular village, located just east of Derby, with fast access to Derby, Nottingham and the M1 along the A52, which traverses the southern edge of the village. Redhill primary school is very popular and just a 5 minute walk away. The village has four pubs - all very good quality and popular - and there is easy access to Elvaston Castle Country Park and other walking and cycling routes.

- Spacious detached 4 bedroom, 2 bathroom family home
- NO UPWARD CHAIN
- Close to village amenities, with 4 pubs in the village
- Modern kitchen-breakfast room with quartz worktop and Smeg appliances
- Situated on a quiet cul-de-sac
- Secluded, mature south-west facing garden
- Countryside walks in all directions
- Two driveways with parking for 3 vehicles plus a garage
- Walking distance to primary school and parks
- Short commute via A52 to Derby and Nottingham

£415,000

Front of the home

This large brick-built home has two separate block-paved driveways with space for three vehicles in total. The well stocked mature front garden has planted borders each side of those driveways, providing a leafy first impression. A gate on the right leads through to the rear garden, whilst a half glazed composite front door with brass handle and letterbox leads into the entrance porch.

Entrance Porch

This very useful room has a tiled floor, with space to kick off boots after a hearty local walk. Windows to three sides include views eastwards beyond the village to the hilly countryside beyond. A part glazed uPVC door opens into the impressive entrance hallway.

Entrance Hallway

With an oak veneer floor, the hallway has a grand staircase in front and ornate coving and dado rail. There is a radiator, internal window to the lounge-diner and doors into the breakfast kitchen and lounge-diner.

Lounge-Diner

23'11" x 11'2" (7.3 x 3.42)

The oak veneer flooring flows seamlessly into this room. A wide east facing window floods the room with natural light and has views of the verdant front garden. The room includes a decorative ceiling rose, coving, wall lights and a radiator. The focal point is a coal-effect gas fire with marble surround and polished oak mantelpiece.

The dining area has wall lights, another ceiling rose and plenty of space for a 6-8 seater dining table and furniture. Sliding glass doors open to the conservatory.

Conservatory

11'7" x 9'10" (3.55 x 3)

With glazing on three sides, this room almost feels part of the garden and - with a radiator - it is a space that can be used all year round. The vaulted roof has three ceiling light fittings and the room also has a tiled floor and plenty of space for seating and additional furniture.

Breakfast Kitchen - Utility Room

16'10" x 16'4" (5.15 x 5)

From the entrance hallway, this large room stretches out over to the right and has lots of space for family and friends to gather. The room has tile-effect laminate flooring, recessed ceiling spotlights, two west facing windows and a north facing window.

The high quality fitted kitchen has a long quartz worktop on the left, with contemporary subway brick-style splashbacks. The worktop has an integrated Smeg five-ring gas hob, with a Kenwood electric oven below and Hotpoint brushed chrome and glass extractor fan above. There are a large number of high and low level cabinets and drawers including a Kenwood dishwasher. The integral Franke stainless steel sink with chrome mixer tap is positioned beneath the window looking out to the rear garden. To the right is space for a large American-style fridge-freezer. Opposite is a full-height cupboard and smaller cupboard beneath the small worktop.

Step through a wide arch and down into the bright and airy breakfast area, with high ceiling. The substantial quartz worktop includes a breakfast bar peninsula with space for 3+ stools, with cabinets below and wall-mounted cabinets to the right including two glass-fronted cabinets.

The utility area has a vaulted ceiling with Velux window, recessed spotlights and space for a sofa. On the left are a full-height cabinet with modern Worcester boiler and a worktop with cabinets above and an integrated washing machine and tumble dryer below. There are two radiators and a patio door to the rear garden.

WC

8'0" x 2'5" (2.45 x 0.75)

The useful ground floor WC has a corner vanity unit with distinctive ceramic sink with chrome mixer tap. The ceramic WC has an integral flush and there is laminate flooring, a frosted double glazed window, floor-to-ceiling tiles and recessed spotlights.



Stairs to first floor landing

The grand staircase has a balustrade on the left and the stairs then diverge left and right up to the galleried landing. Overhead is a ceiling light fitting. Matching panelled doors with brass handles lead into the four bedrooms (one en-suite) and family bathroom.

Bedroom One

18'6" x 8'8" (5.65 x 2.65)

This very large dual aspect room above the garage has far-reaching views to the east and north over rooftops to the surrounding countryside. The room has exposed floorboards, recessed ceiling spotlights and a radiator. There is plenty of space for a king size bed and additional furniture. A door leads into the en-suite shower room.

Bedroom One en-suite

8'8" x 8'0" (2.65 x 2.45)

The modern shower room has a large cubicle with sliding glass doors and tiled surround, housing a Triton electric shower. In the left corner is a Twyford ceramic WC. The large vanity unit on the right has four cabinets below a ceramic bowl sink, with chrome mixer tap and large mirror above. There is a heated towel rail, frosted double glazed window, porcelain tiled floor and recessed ceiling spotlights.

Bathroom

8'2" x 7'2" (2.5 x 2.2)

We always love a bathroom that has a separate bath and shower. The distinctive-shaped bath has jets and chrome taps. The large cubicle in the top left corner has sliding glass doors and a mains-fed shower. The large ceramic pedestal sink has chrome taps and there is a capsule WC within the vanity unit. With floor-to-ceiling tiles, the room also has a frosted double glazed window, tiled floor and recessed spotlights.

Bedroom Two

10'11" x 10'0" (3.35 x 3.05)

An updated double bedroom at the rear, with views over the garden, this room has vinyl flooring, a radiator, ceiling light fitting, modern fitted wardrobes and a contemporary feature wall.

Bedroom Three

13'1" x 10'0" (4 x 3.05)

A spacious double at the front of the home, this bedroom has views to farmland beyond the end of the cul-de-sac. There are lots of full-height fitted wardrobes, cabinets and a fitted dressing table. These leave plenty of space for a double bed. The room has light oak-effect laminate flooring, recessed ceiling spotlights and a radiator.

Bedroom Four

9'2" x 7'4" (2.8 x 2.25)

This bedroom has a fitted single bed and a range of fitted wardrobes and cabinets. It has a laminate floor, ceiling light fitting, wall light and radiator.

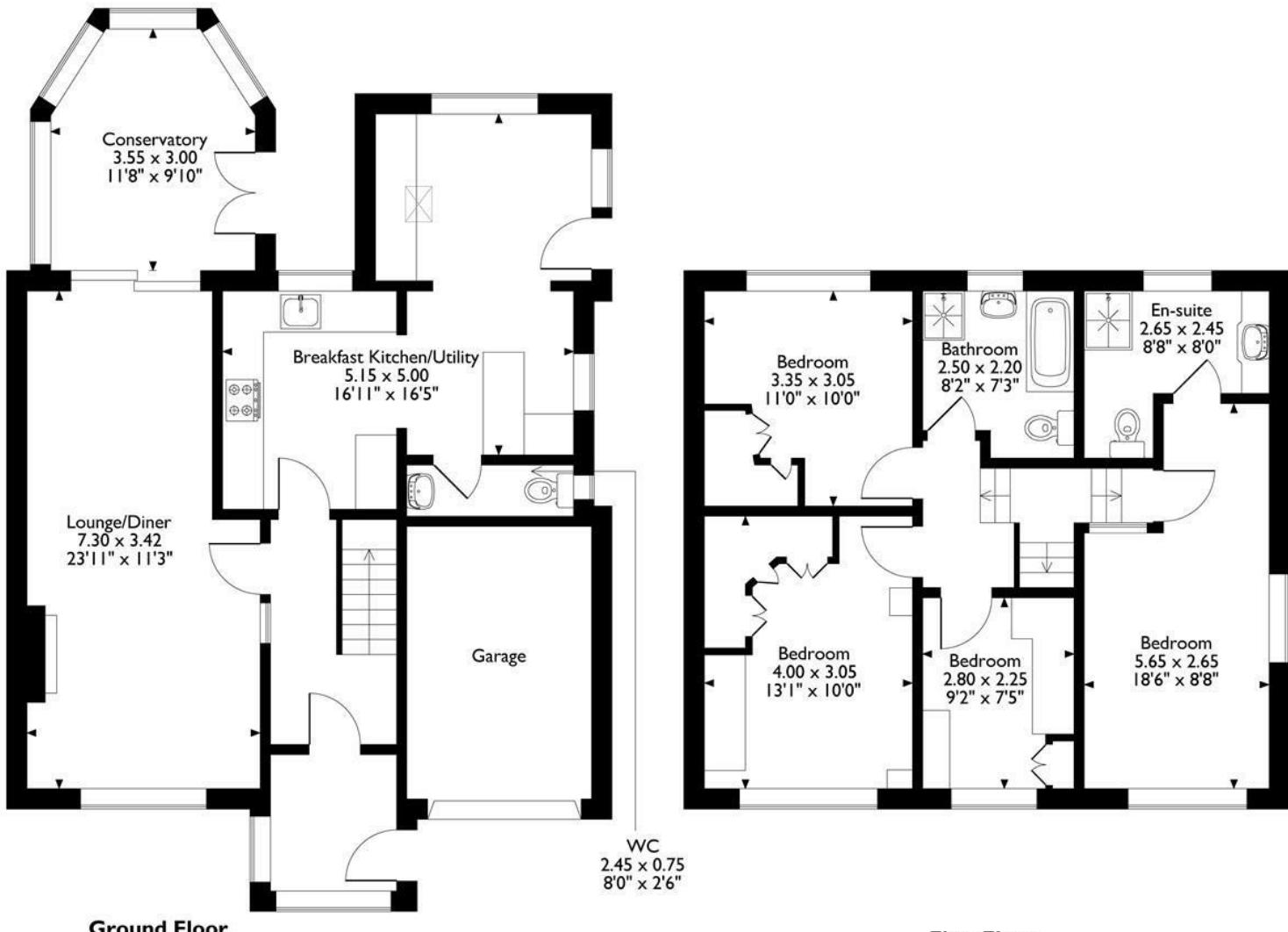
Rear Garden

Private and sheltered, with tall hedges on three sides, this is a lovely family garden in which to potter, play and relax. Accessed via the side gate or from the conservatory or utility room, the patio area has space for seating and outdoor dining. There is a neat rectangular lawn with stepping stones set into the lawn, with steps beyond leading up to another large patio area. There is plenty more space here for seating and a love seat beside the pond. The tall trees mean that you can find sunshine or shade to suit you during the day. There is a timber shed in the corner of the garden and wall-mounted lights on the house and an outside tap.

*N.B. EPC pending



12 Yew Tree Avenue
 Approximate Gross Internal Area
 130 Sq M / 1399 Sq Ft
 Excluding Garage



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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