



## 2 Croft Close, Ockbrook, Derby, DE72 3RR

**£399,950**



Situated in the heart of the delightful village of Ockbrook, this is a spacious three bedroom detached bungalow which benefits from gas central heating and double glazing.



# 2 Croft Close, Ockbrook, Derby, DE72 3RR

£399,950



## DIRECTIONS

Leave Derby city centre along the A52 and take the turning for Ockbrook/Borrowash. At the junction, turn left along Victoria Avenue and continue towards Ockbrook. Croft Close can be found on the left hand side and the property is situated on the left, clearly identified by our For Sale board.

Internally the accommodation briefly comprises an entrance porch with inner door leading to hallway which has access to a cloakroom and WC. The bungalow has a dining room, lounge with feature fireplace and access to a kitchen with integrated appliances including microwave, oven and gas hob. To the far end of the property is an inner hallway which gives access to three good sized bedrooms and a shower room.

Outside the property benefits from an enclosed garden to the rear which has been laid for ease of maintenance. To the front there is a further garden and driveway leading to a single garage.

Ockbrook is a highly desirable residential location which is within easy reach of the city centre of Derby and within commuting distance of Nottingham. The village itself has a range of local facilities and including public houses and the reputable cricket club. The village of Borrowash, with additional facilities and supermarket, is a short drive away.

Although this property does require some general modernisation and improvement, it offers an opportunity to acquire a superb residence in a popular location and should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through double glazed entrance door into:

### ENTRANCE PORCH

With inner door to:

### HALLWAY

With radiator and double glazed window overlooking the front elevation.

### CLOAKROOM

5'6" x 5'6" (1.68m x 1.68m)

With coat hanging space, double glazed window, radiator and access to:

### WC

With wash hand basin, WC and frosted double glazed window.

### DINING ROOM

11'9" x 12'4" (3.58m x 3.76m)

With double glazed window, double radiator, further radiator and access through this room to:

### LOUNGE

14'10" x 15'10" (4.52m x 4.83m)

With double glazed bay window to the front elevation, double glazed window to the rear elevation, feature fireplace with inset fire and two radiators.

### KITCHEN

12'3" x 10'4" (3.73m x 3.15m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric double oven and gas hob

with concealed extractor over. The room has a sink unit with drainer beneath a double glazed window overlooking the side elevation and there is a radiator, appliance space and double glazed door leading to the rear.

### **INNER HALLWAY**

With access to loft and storage cupboard housing boiler providing domestic hot water and central heating.

### **BEDROOM ONE**

12'11" x 14'11" (3.94m x 4.55m)

(Measurement taken to the rear of the wardrobe)

With two double glazed windows, two double radiators and fitted wardrobes.

### **BEDROOM TWO**

9'4" x 14'11" (2.84m x 4.55m)

(Measurement taken to the rear of the wardrobe)

With double glazed door leading to the rear of the property, double radiator and fitted wardrobes.

### **BEDROOM THREE**

10'11" x 8'11" (3.33m x 2.72m)

With double glazed window, radiator and fitted wardrobes.

### **SHOWER ROOM**

7'10" x 6'4" (2.39m x 1.93m)

With low level WC, wash hand basin with cupboards beneath, large shower cubicle with glazed screen and Mira shower, frosted double glazed window, mirror and double radiator.

### **OUTSIDE**

Outside the property benefits from an enclosed garden to the rear which has been laid for ease of maintenance but is now requiring additional works. The door from the kitchen leads to a small yard area with access to the garage.

To the front of the property there is a further garden area which has been laid for ease of maintenance with gravel and paving slabs. To the side of the property there is a driveway leading to:

### **SINGLE GARAGE**

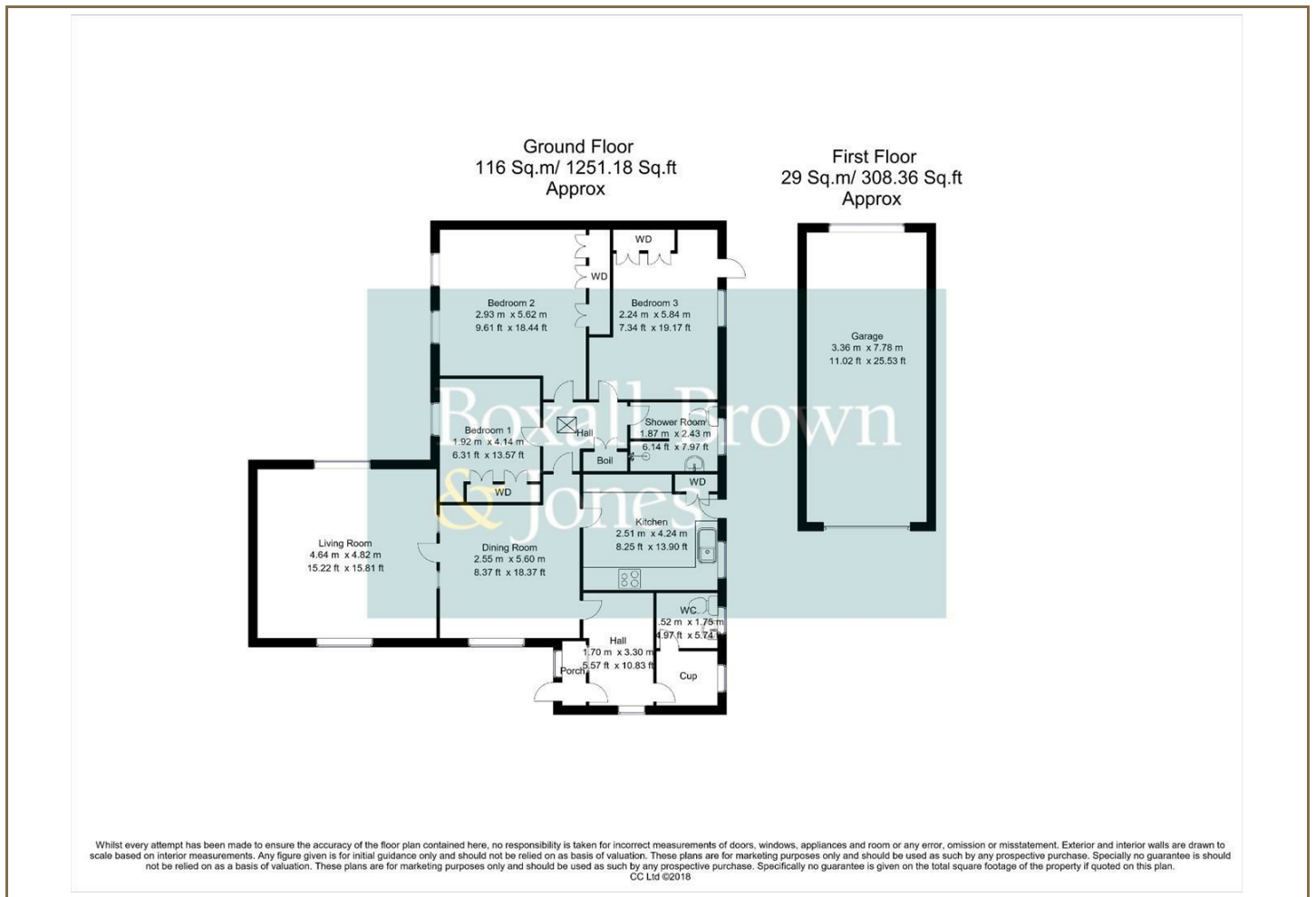
With up and over door.



## Road Map



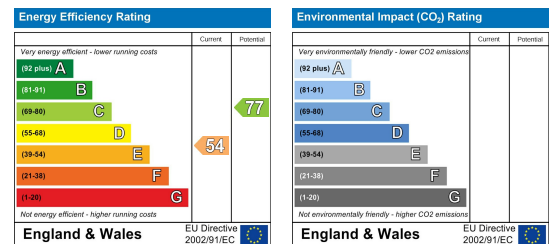
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk