Robert Ellis

look no further...

Oak Close,
Ockbrook, Derbyshire
DE72 3RZ

£350,000 Freehold

A THREE DOUBLE BEDROOM DETACHED FAMILY HOME IN QUIET CUL-DE-SAC IN OCKBROOK BEING SOLD WITH NO UPWARD CHAIN.

Situated in a peaceful cul-de-sac within the highly sought-after Derbyshire village of Ockbrook, this three-bedroom detached property is offered for sale with no upward chain and presents an excellent opportunity for buyers looking to create a home tailored to their own taste. The property benefits from spacious accommodation throughout, requiring a degree of modernisation but offering significant potential for improvement and extension (subject to necessary permissions). Internally, the layout provides well-proportioned living spaces ideal for family life. Externally, the home features an attached garage, a driveway providing off-road parking, and an enclosed rear garden, perfect for outdoor enjoyment and entertaining. Ockbrook is a desirable and quiet village location, known for its charming character, scenic countryside walks, and strong community feel, while still being conveniently close to a range of local amenities and transport links. An ideal opportunity for buyers seeking a project in a prime village setting.

Ockbrook is only a few minutes drive from Borrowash where there is a Co-op convenience store, a Bird's bakery, a quality butchers and a fishmongers. There are also excellent local schools for younger children literally on the doorstep of the property and for older children The West Park school in Spondon is only a short drive away. Further shopping facilities can be found at Pride Park where there is a Sainsbury's and Costco and Asda at Spondon is only a short drive away. With healthcare and sports facilities including several local golf courses and walks in the surrounding picturesque countryside make this a great location to live. As for transport links, the A52, leads to J25 of the M1, East Midlands Airport and stations at Derby, Long Eaton and East Midlands Parkway.

Entrance Hall
9'8 x 10' approx (2.95m x 3.05m approx)
Original parquet flooring under the carpet, UPVC double glazed door to the front with inset opaque glazed panel and window to the side, carpeted flooring, radiator, ceiling light, door to the understairs cloaks cupboard, picture rail, doors to the lounge/diner and breakfast kitchen.

Lounge/Diner
11'9 x 22'4 approx (3.58m x 6.81m approx)
UPVC double glazed window to the front and double glazed sliding doors to the rear, carpeted flooring, two radiators, two ceiling lights, TV and internet points, brick built fireplace with tiled hearth and electric fire inset, picture rail and coving.

Breakfast Kitchen
9'9 x 11'9 approx (2.97m x 3.58m approx)
UPVC double glazed window to the rear, vinyl flooring, ceiling light, radiator and beams to the ceiling. The kitchen consists of country style pine wall, drawer and base units to two walls with roll edged laminate work surface over, inset stainless steel sink and drainer, tiled splashbacks, wall mounted gas boiler, gas oven, hob and grill, spaces for a washing machine and fridge freezer, door to:

Inner Lobby
3'1 x 5'9 approx (0.94m x 1.75m approx)
UPVC double glazed door with inset glazed panel, vinyl flooring, ceiling light and door to the garage and to:

Cloaks/w.c.
2'7 x 4'5 approx (0.79m x 1.35m approx)
Obscure window to the side, ceiling light and w.c.

First Floor Landing
2'8 x 15'2 approx (0.81m x 4.62m approx)
Large UPVC double glazed picture window to the front, carpeted flooring, access hatch to the loft with a drop down ladder, doors to:

Bedroom 1
12'1 x 12'3 approx (3.68m x 3.73m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, bedside lights, wardrobes to one wall with a vanity/desk with drawers and storage above.

Bedroom 2
11'4 x 11'9 approx (3.45m x 3.58m approx)
UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator, wardrobes and drawer with a vanity/desk.

Bedroom 3
9'5 x 9'3 approx (2.87m x 2.82m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in wardrobes and vanity/desk to one wall.

Bathroom
6'5 x 9'6 approx (1.96m x 2.90m approx)
Obscure UPVC double glazed window to the side, carpeted flooring, radiator, ceiling light, ceiling spotlights over the bath, pedestal wash hand basin and panelled bath with mains fed shower above.

Separate w.c.
2'4 x 6'7 approx (0.71m x 2.01m approx)
UPVC double glazed window to the side, ceiling light, low flush w.c., tiled walls, airing/storage cupboard.

Outside
To the front of the property there is a driveway leading to the garage and a low maintenance pebbled area providing potential for further parking, with a low brick wall to the front. Access down the left hand side via a secure gate.

To the rear there is a low maintenance garden, fencing to two boundaries and hedge boundary, plant and shrub beds with trees and the garden is fully enclosed.

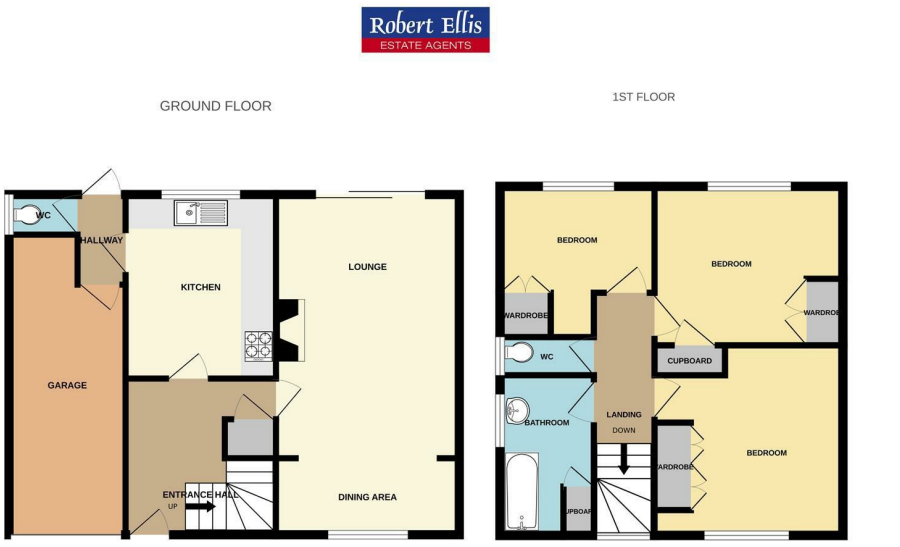
Garage
7'5 x 20'9 approx (2.26m x 6.32m approx)
Up and over door to the front, window to the side, vinyl flooring, ceiling light, built-in benches and storage shelves.

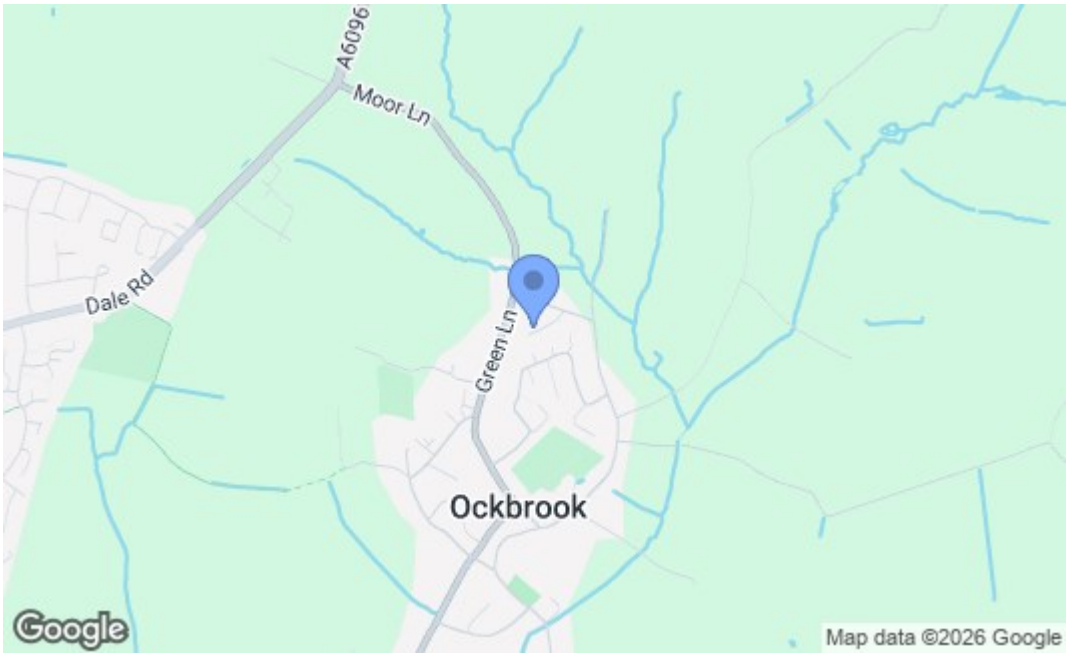
Directions
Heading out of Derby towards the Pentagon Island follow the A52 out of the city centre towards Spondon and Borrowash. Continue along the A52 for some distance passing Spondon and taking the eventual left turning onto the slip road signposted Ockbrook. After turning left proceed along Flood Street and take the second right into New Street. At the end of New Street turn left into Church Street which becomes The Ridings and follow the road around where Oak Close can be found as a turning on the left.
9245JG

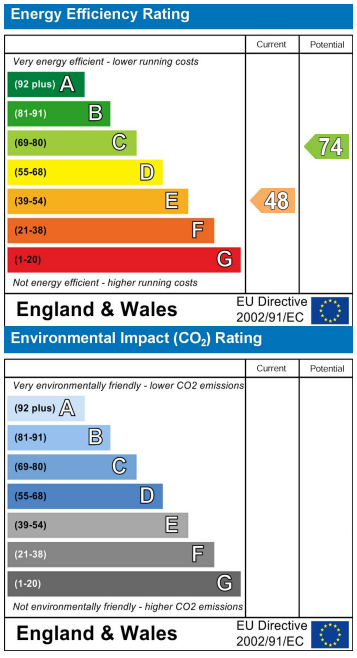
Agents Notes
Some kitchen appliances and other furnishings may be available by separate negotiation.

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 21mbps Superfast 1mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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