Robert Ellis

look no further...

Top Manor Close,
Ockbrook, Derbyshire
DE72 3TN

O/O £300,000 Freehold

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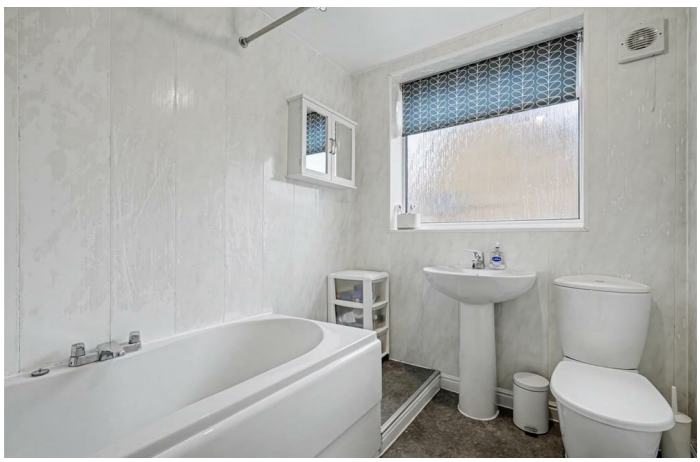
A THREE BEDROOM DETACHED HOME, SITUATED ON TOP MANOR CLOSE IN THE HIGHLY SOUGHT AFTER VILLAGE OF OCKBROOK.

Robert Ellis are delighted to bring to the market this well positioned detached home, located within a quiet cul de sac in the ever popular village of Ockbrook. Offering well balanced accommodation and a private rear garden, this property would suit a variety of buyers.

The accommodation comprises an entrance hallway leading through to a spacious lounge and separate dining room, providing versatile living space ideal for both everyday family life and entertaining. The kitchen is positioned to the rear aspect, overlooking the garden. To the first floor are three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from off road parking to the front, a detached garage and a private rear garden offering a pleasant space to relax and enjoy the outdoors. An internal viewing is highly recommended to fully appreciate the position and potential of this detached home.

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
Double glazed door to the side, laminate flooring, stairs to the first floor, understairs storage cupboard and doors to:

Cloaks/w.c.
Double glazed window to the side, wash hand basin and low flush w.c.

Lounge
19'11 x 10'10 approx (6.07m x 3.30m approx)
Double glazed bow window to the front, laminate flooring, radiator, double glazed window to the side and TV point.

Kitchen
10'4 x 9'6 approx (3.15m x 2.90m approx)
Range of wall and base units with work surfaces over, inset sink and drainer, integrated fridge freezer, electric cooker, four ring gas burner over and extractor above, double glazed window and door to the rear, vinyl flooring, plumbing and spaces for a washing machine and dishwasher.

Dining Room/Bedroom 4
9'11 x 10'4 approx (3.02m x 3.15m approx)
Double glazed window to the rear, radiator.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
11'8 x 10'11 approx (3.56m x 3.33m approx)
Double glazed window to the front, eaves storage and radiator.

Bedroom 2
10'4 x 8' approx (3.15m x 2.44m approx)
Double glazed window to the rear, radiator.

Bedroom 3
10'4 x 8' approx (3.15m x 2.44m approx)
Double glazed window to the rear, radiator.

Bathroom
Three piece suite comprising of a bath with shower over, pedestal wash hand basin, double glazed window to the side, radiator.

Outside
To the front of the property there is a lawned garden, driveway leading to the garage and front door, fencing to the side boundaries and gated access to the side.

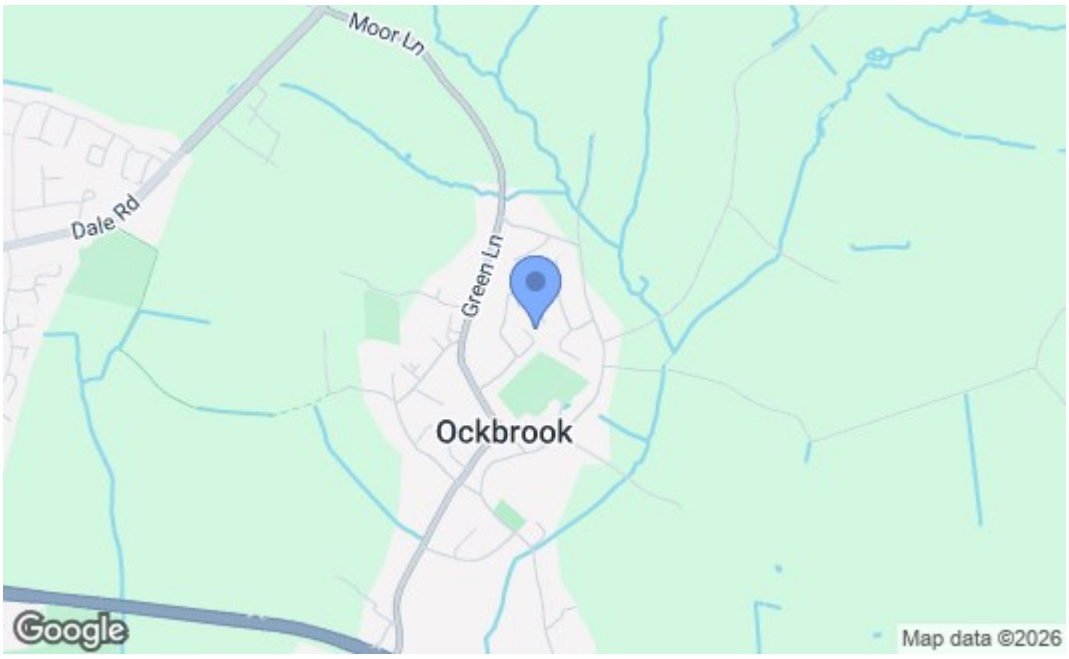
To the rear there is a lawned garden with patio/seating areas, shrubs and plants to the borders, fencing and hedging to the boundaries.

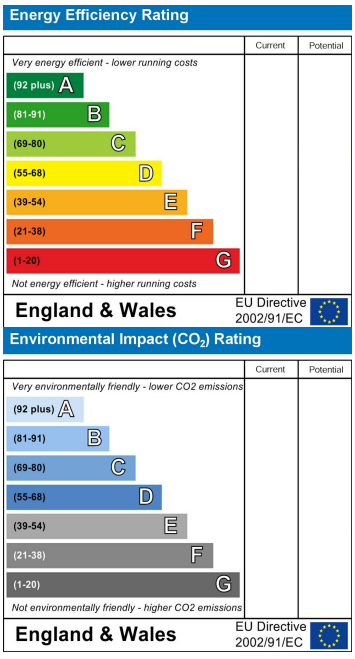
Garage
18'11 x 8'3 approx (5.77m x 2.51m approx)
Up and over door, power and light.

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, left into Bare Lane and right into Pares Way and Top Manor Close can be found on the right hand side.
9164CO

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 18mbps Superfast 1mbps Ultrafast 1000mbps
Phone Signal – 02, Three, EE, 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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