Robert Ellis

look no further...

Green Lane,
Ockbrook, Derbyshire
DE72 3SE

£365,000 Freehold

THIS IS A LOVELY, UPDATED THREE BEDROOM GABLE FRONTED DETACHED BUNGALOW POSITIONED ON A LARGE PLOT BACKING ONTO OPEN FIELDS.

Being located on Green Lane in Ockbrook village, this three bedroom detached property offers a lovely home which we are sure will appeal to people looking for a bungalow in this most sought after rural location. The property is positioned on a good size plot and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. Ockbrook is a most sought after village situated between Nottingham and Derby which has several local pubs and is only a few minutes drive away from Borrowash where there is a Co-op convenience store and other shopping facilities with Spondon, Long Eaton and Pride Park also being within easy reach.

The property stands back from the road with an easily managed garden at the front and having a gable appearance is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives all the benefits of having gas central heating with a new boiler having been installed over recent years and double glazing throughout with again new windows having been fitted at the front and includes an enclosed porch, reception hall, L shaped lounge/dining room which has a double glazed door leading out to the rear garden, the kitchen has been recently re-fitted and has cream gloss units and several integrated appliances, there are the three bedrooms, with the main bedroom having a fitted wardrobe and the shower room has also been updated and being fully tiled has a large walk-in shower. Outside there is an easily managed garden at the front, a drive leads to the garage and a path runs down the left hand side to the main entrance door and rear garden. At the rear of the property there is a decked area with pergola over, block paved patios at the rear and side, a long lawned garden with mature beds to the side, a pond and fruit trees at the bottom with the garden being kept private by having established hedging to the boundaries.

The property is only a short drive away from Borrowash where there is a Co-op store, quality butchers and fishmongers, with further shopping facilities being found in Spondon, there is an Asda at Spondon, Sainsbury's at Pride Park and Long Eaton also provides excellent shopping facilities with a Tesco, Asda, Lidl and Aldi as well as many other retail outlets, there are four local pubs and a coffee shop and wine bar, healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.

Porch
Fully enclosed porch having a sliding double glazed door and matching side panel, tiled flooring, a light and a door with two inset double glazed panels and matching side panels leading to:

Reception Hall
Georgian glazed doors leading to the lounge/dining room and kitchen with panelled doors to the bedrooms and shower room, double built-in cupboard with cupboards over, hatch with ladder leading to the part boarded loft which has a light and laminate flooring.

Lounge/Dining Room
19'8 to 9'6 x 16'6 to 10' approx (5.99m to 2.90m x 5.03m to 3.05m approx)
The L shaped lounge has an adjoining dining area and there are two double glazed windows to the rear with a double glazed door leading out to the rear garden, a double glazed bow window to the side, a log effect gas burning stove set in the chimney breast with a wooden mantle over and a hearth, three radiators and cornice to the wall and ceiling.

Kitchen
10'9 x 9'3 approx (3.28m x 2.82m approx)
The kitchen has been re-fitted and has cream gloss finished units with brushed stainless steel fittings and wood grain effect work surfaces and includes a stainless steel sink with a mixer tap and a four ring induction hob set in a work surface which extends to three sides and has an integrated dishwasher, cupboards, drawers and an integrated automatic washing machine below, work surface with double cupboard and two drawers beneath, integrated fridge with a cupboard and drawer below, matching eye level wall cupboards, double oven with drawers below and a cupboard above, double glazed window to the side, extractor hood over the cooking area, radiator, laminate flooring, half Georgian glazed door leading into the utility area and recessed lighting to the ceiling.

Utility Area
11'2 x 5'8 approx (3.40m x 1.73m approx)
At the side of the property there is a covered area which has a work surface with a cupboard and space for a tumble dryer below, space for an upright freezer, double wall cupboard, half double glazed door leading out to the rear garden, polycarbonate sloping roof, door to the garage and there is an outside tap located in the utility area.

Bedroom 1
12' max x 10'6 approx (3.66m max x 3.20m approx)
Double glazed window to the front, range of built-in wardrobes with a central mirrored door providing hanging space and shelving and a radiator.

Bedroom 2
12'1 plus bay x 8'6 approx (3.68m plus bay x 2.59m approx)
Double glazed box bay window to the front and a radiator with a shelf over.

Bedroom 3
6'3 x 5'5 approx (1.91m x 1.65m approx)
Double glazed window to the side.

Shower Room
The shower room was re-fitted approx 2 years ago and is fully tiled with a walk-in shower having a Mira electric shower, tiling to three walls and a protective glazed screen, hand basin with a mixer tap and a double cupboard under, low flush w.c. with a concealed cistern, chrome ladder towel radiator, recessed lighting to the ceiling, opaque double glazed window, built-in cupboard and an extractor fan.

Outside
At the front of the property there is a pebbled area with a circular decorative feature which helps to keep maintenance to a minimum, drive to the garage and a path extends through a gate on the left hand side to the main entrance door and also runs across the front of the bungalow to the drive.

The rear garden is an important feature of this lovely home and has a slabbed and block paved area at the side of the bungalow where a greenhouse is also positioned, decked area with a pergola over which has a grapevine and further block paved patio area at the rear of the bungalow, lawn with rockeried beds and a pond, a path leads towards the bottom of the garden where steps lead to a second lawned section which has various fruit trees and there is hedging to the side and rear boundaries and open fields at the rear with outside lighting and external power points are provided.

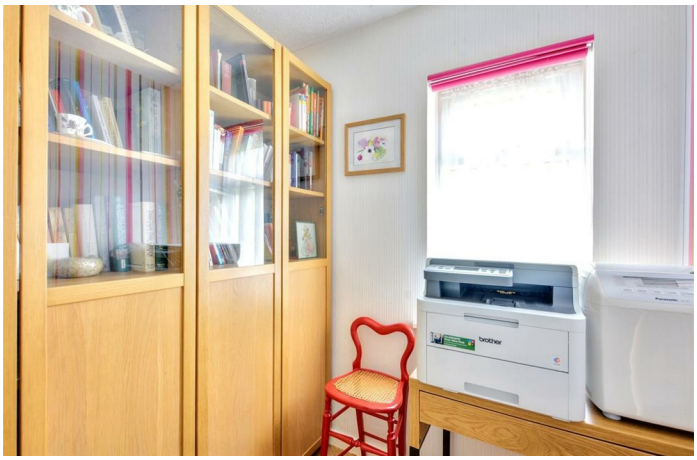
Greenhouse
8' x 5' approx (2.44m x 1.52m approx)

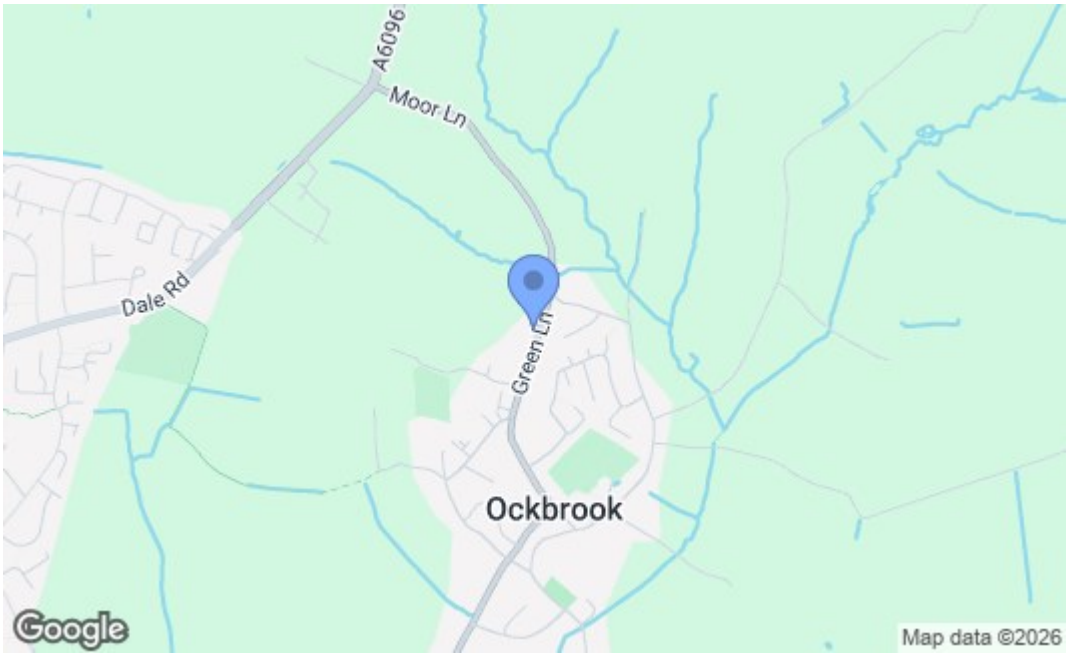
Garage
15'5 x 7'8 approx (4.70m x 2.34m approx)
The adjoining brick garage has an up and over door to the front, a door leading through to the utility area at the rear, opaque glazed window to the rear, wall mounted Ideal boiler (recently fitted) power points, lighting and shelving to one wall.

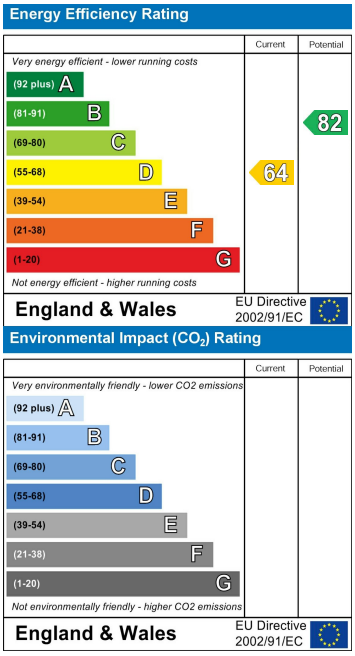
Directions
Heading out of Derby towards the Pentagon Island follow the A52 out of the city centre towards Spondon and Borrowash. Continue along the A52 for some distance passing Spondon and taking the eventual left turning onto the slip road signposted Ockbrook. After turning left proceed along Flood Street and turn left into Bare Lane which then becomes Green Lane.
8728AMMP

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 3mbps Superfast 60mbps Ultrafast 1000mbps
Phone Signal – 02, EE, 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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