



# HOPKINS & DAINTY

ESTATE AGENTS



## The Ridings, Ockbrook, DE72 3SF

**£309,950**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this delightful semi detached home, nestled in the charming village of Ockbrook; boasting a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat. Convenient for access into Derby and the nearby M1, via the A52.

Upon entering, you will find a hallway, two spacious reception rooms and a rear conservatory that provide ample space for relaxation and entertaining. The natural light that floods through the windows enhances the welcoming ambiance throughout the home. The stylish kitchen also has an integral double oven and hob.

Upstairs, the property features two double bedrooms and one single bedroom/study. The main bedroom is fitted with a range of wardrobes and drawer units. The shower room has a three piece suite and there is a separate WC. The property also has gas central heating and double glazing; along with a front parking area, a shared side driveway, brick garage and a delightful enclosed rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



### Entrance Hallway



Accessed via a leaded light double glazed entrance door, with double glazed side panels. Laminate flooring, a radiator, coving to the ceiling and stairs rising to the first floor with a storage cupboard under. Glazed doors leading off.

### Lounge 13'11" x 11'4" (4.25 x 3.46)



With a feature fireplace and electric fire; laminate flooring, a radiator and coving to the ceiling. Leaded light double glazed front window and glazed double doors with side panels opening to:

### Dining Room 10'11" x 9'5" (3.34 x 2.89)



With laminate flooring, a radiator and coving to the ceiling. Double glazed sliding patio doors opening to:

### Conservatory 9'3" x 8'7" max. (2.83 x 2.64 max.)



Double glazed conservatory overlooking the rear garden. With a radiator, solid roof and side access door.

### Kitchen 10'5" x 8'2" (3.20 x 2.49)



Fitted range of base and wall units with worktops and an inset one and a quarter sink and drainer, with a mixer tap



and tiled splashbacks. There is a built in NEFF double electric oven, gas hob and hood; along with an integrated fridge/freezer and space for a dishwasher, washing machine and tumble dryer. Boiler cupboard housing the wall mounted gas boiler, ceiling spotlights, double glazed side and rear windows and a double glazed door opening onto the rear garden.

### First Floor Landing



With a decorative balustrade, double glazed side window and access to the loft space, via a pull down ladder. The loft is part boarded with lighting to provide storage space. Doors leading off.

### Bedroom 1 11'4" x 10'4" (3.47 x 3.15)



Measurements include the wardrobes. Generous front bedroom with a range of fitted wardrobes and drawer units. A radiator and leaded light double glazed front window with views towards the nearby countryside.

### Bedroom 2 10'11" x 10'4" (3.34 x 3.17)



Rear double bedroom with a radiator, coving to the ceiling and a double glazed rear window overlooking the garden.

### Bedroom 3 7'4" x 6'7" (2.26 x 2.03)



Single third bedroom or home office. With a radiator and leaded light double glazed front window.

### Shower Room 7'3" x 4'5" (2.23 x 1.35)



Three piece suite comprising corner shower, wash hand basin and WC. With storage cupboards, a heated towel rail,



tilled walls, ceiling spotlights, an extractor vent and a double glazed rear window.

### Separate WC



Useful second WC with a wash hand basin. Heated towel rail, ceiling spotlights, an extractor vent, tiled walls and a double glazed side window.

### Front Garden/Driveway



At the front of the property there is an attractive raised shrub garden and driveway parking in front of the house. The driveway continues alongside the side of the property and leads to garage and rear garden via a side gate. Please note the neighbouring house has a right of access to use the driveway for parking and to get to their garage.

### Garage 16'0" x 7'8" max. (4.90 x 2.35 max.)



With an up and over door, electric light and power connected.

### Rear Garden



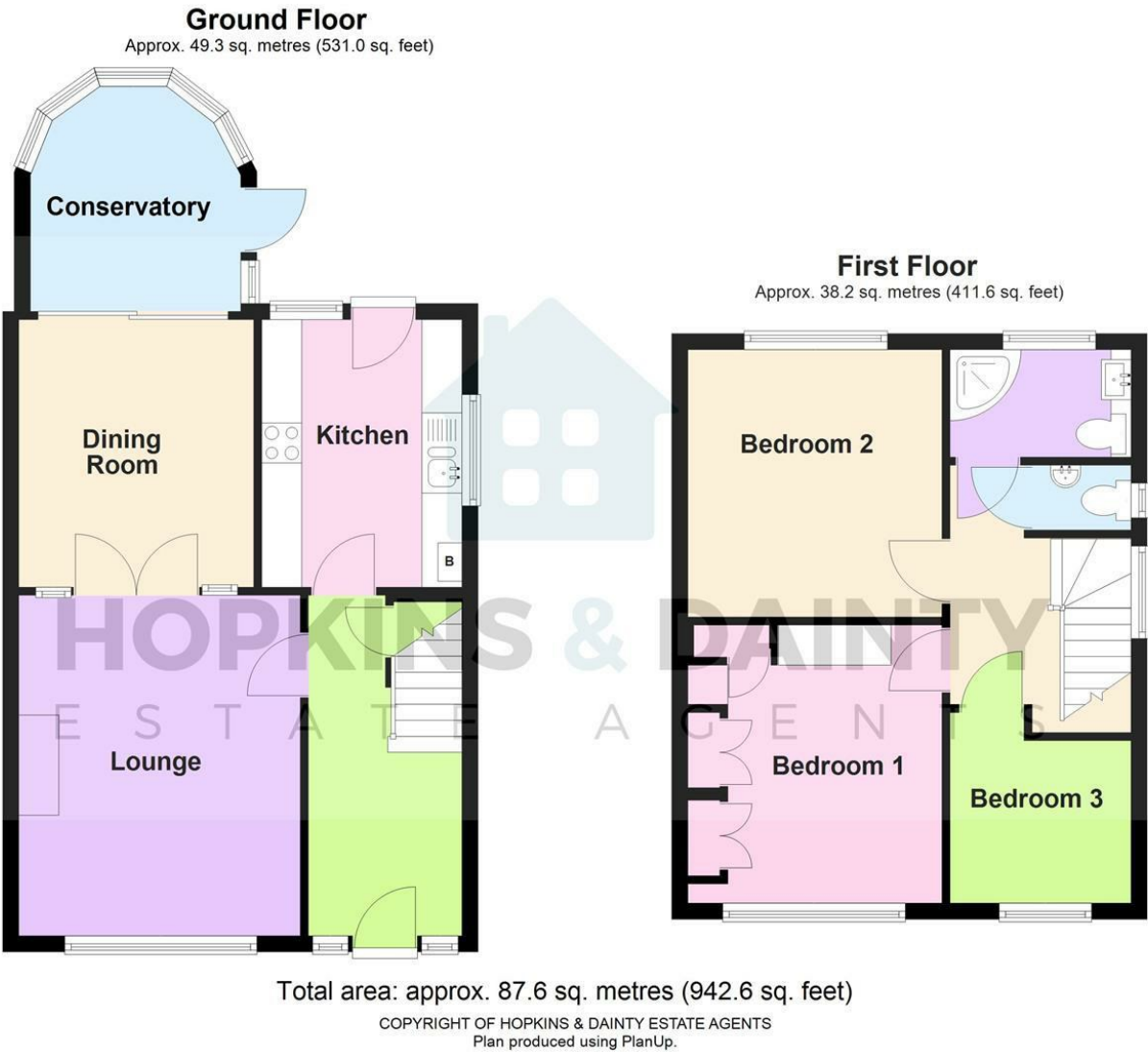
Delightful enclosed garden with a patio seating area, outside lighting and a garden tap. There is a tiered lawn garden with mature shrub borders, a fence and wall boundary and a path/steps leading to the top, where there are two useful garden sheds.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the

measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

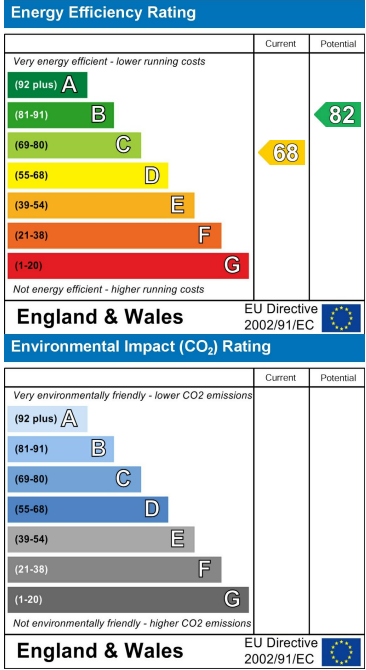
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.