

# Fletcher & Company

## The Quernstone, 14 Cole Lane, Ockbrook, Derby, DE72 3RD

Offers Around £750,000

Freehold



- Most Beautiful Detached Home
- Located on Cole Lane in Old Ockbrook Village & Close to Delightful Countryside Walks
- Lounge, Dining Room, Study, Living Kitchen/Dining/Snug & Utility
- Four Double Bedrooms & Two Bathrooms
- Private Mature Gardens, Sun Terrace, Summerhouse, Potting Shed
- Large Driveway for Approximately Five Vehicles
- Good Sized Tandem Garage with Electric Door ( 32'10" x 10'9" )
- Solar Thermal Panels Providing Hot Water
- Workshop/Store ( 7'10" x 12'1" )
- Very Sought-After Village Location Between Derby & Nottingham





## Summary

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"THE QUERNSTONE" - Most desirable four bedroom detached property fronting the highly popular Cole Lane.

This property is situated in a well established old part of Ockbrook Village near All Saints Church and next to attractive countryside walks.

The house is extremely well built offering very spacious well designed accommodation including a large two-car tandem garage, workshop/store and ample car parking spaces.

The gardens are a true delight having a high degree of privacy on a lovely level plot with a tranquil leafy backdrop with the addition of a summerhouse and potting shed.

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## The Location

Ockbrook is a very sought after village location situated some four miles east of Derby City centre and benefits from a reputable primary school, Post Office, cricket ground and various charming inns. It is well placed for the A52 leading to the M1 motorway, Derby, Nottingham, Leicester and East Midlands Airport. The nearby open countryside offers some delightful scenery and country walks.

## Accommodation

### Ground Floor

#### Porch

With solid wood entrance door, sealed unit multipaned obscure window, tiled flooring, inset doormat, coving to ceiling and double opening internal multipaned glazed doors opening into entrance hall.

#### Entrance Hall

10'3" x 5'11" (3.13 x 1.82)

With matching tiled flooring, radiator, wood skirting boards and architraves, high ceilings, coving to ceiling and split-level staircase leading to first floor.



#### Coats/Inner Lobby

5'9" x 2'9" (1.76 x 0.86)

With matching tiled flooring, coat hooks, under-stairs storage cupboard and internal door giving access to cloakroom.

#### Cloakroom

5'10" x 3'11" (1.79 x 1.20)

With low level WC, fitted washbasin and extractor fan.

#### Study

11'3" x 8'1" (3.44 x 2.47)

A fitted study comprising of wall and base cupboards providing good storage, shelving, radiator, sealed unit double glazed multipaned bow window with deep windowsill and aspect to front, coving to ceiling, high ceilings and internal door.



### Dining Room

13'11" x 11'11" (4.25 x 3.64)

With wood flooring, high ceilings, coving to ceiling, radiator, sealed unit double glazed multipaned window to side, sealed unit double glazed multipaned bow window with deep windowsill and aspect to front, concealed serving hatch to living kitchen/dining room with inset drawers underneath and internal door.



### Lounge

17'10" x 15'11" (5.45 x 4.87)

With superb inglenook style brick fireplace with inset oak principal lintel beam incorporating gas burning stove and raised quarry tiled hearth, wood flooring, wood skirting boards and architraves, high ceilings, coving to ceiling, spotlights to ceiling, fitted Welsh dresser to the right-hand side of the chimney breast with china display cabinets and leaded finish, two radiators and large sealed unit double glazed multipaned window incorporating French doors opening onto sun terrace and private gardens.



### Living Kitchen/Dining

21'4" x 11'11" (6.52 x 3.64)



### **Kitchen Area**

With one and a half inset stainless steel sink unit with chrome mixer tap, a full range of fitted wall and base cupboards with attractive granite worktops, built-in five ring gas Smeg hob with concealed extractor hood, built-in double electric fan assisted Zanussi oven, built-in Zanussi microwave, plumbing for dishwasher, tiled flooring, tiled splash-backs, inset doormat, sealed unit multipaned window with tiled windowsill overlooking private garden, open space leading into dining area and snug area, internal glazed door giving access to utility, integrated Liebherr fridge and multipaned glazed door opening onto sun patio and private garden.



### **Dining Area**

With coving to ceiling, high ceilings, serving hatch to dining room with fitted drawers underneath, open space leading into kitchen area and open space leading into snug area.

### **Snug Area**

9'2" x 7'10" (2.8 x 2.4)

With radiator, double glazed Velux window, high ceilings, sealed unit double glazed multipaned bow window with deep windowsill and aspect to front and open space leading into dining area.



### **Utility Room**

9'10" x 8'1" (3.01 x 2.47)

Matching the units in kitchen area with a single stainless steel sink unit with chrome mixer tap, wall and base units, worktops, plumbing for automatic washing machine, space for tumble dryer, matching tiled flooring, heated towel rail/radiator, high ceilings, useful tall broom cupboard, two double glazed Velux windows, spotlights to ceiling, extractor fan, space for fridge/freezer, concealed worktop lights and internal multi-glazed door.



### **First Floor**

#### **Landing**

With split-level staircase, attractive solid oak balustrade, obscure sealed unit multipaned window to side, picture rail, radiator, access to roof space, built-in storage cupboard housing the high-efficiency hot water cylinder with shelving and control unit for solar thermal panels.

### **Double Bedroom One**

15'8" x 11'10" (4.78 x 3.63)

With feature wallpapered wall, radiator, coving to ceiling, high ceilings, large sealed unit double glazed multipaned window overlooking private garden and internal panelled door.



### **Luxury En-Suite**

8'9" x 8'5" (2.67 x 2.59)

With large corner shower cubicle with chrome fittings including shower, twin washbasins both having chrome fittings with fitted base cupboards underneath, low level WC, wall mounted storage cupboard, attractive tiled splash-backs, heated towel rail/radiator, illuminated wall mounted mirrored cabinet, high ceilings, spotlights to ceiling, extractor fan, sealed unit double-glazed multipaned obscure window with tiled sill and internal panelled door.



### **Double Bedroom Two**

12'0" x 11'9" (3.67 x 3.60)

With radiator, high ceilings, sealed unit double glazed multipaned window to side, sealed unit double glazed multipaned window to rear overlooking private garden and internal panelled door.



### **Double Bedroom Three**

12'0" x 9'3" (3.66 x 2.84)

With high ceilings, coving to ceiling, spotlights to ceiling, radiator, sealed unit double glazed multipaned window to side and internal panelled door.



### **Double Bedroom Four**

14'0" x 12'0" (4.27 x 3.67)

With high ceilings, sealed unit double glazed multipaned window to side, radiator, sealed unit double glazed multipaned window to front and internal panelled door.



### **Family Bathroom**

10'8" x 5'8" (3.26 x 1.75)

With bath with chrome mixer tap/hand shower attachment, fitted washbasin with fitted base cupboards underneath and matching fitted wall cupboards, separate inset shower cubicle with electric shower, tiled splash-backs, high ceilings, radiator, spotlights to ceiling, sealed unit double glazed multipaned window to side and internal panelled door.



### **Separate WC**

6'6" x 3'8" (2.00 x 1.12)

With low level WC, sealed unit double glazed multipaned window to front and internal panelled door.

### **Front Garden**

The property is set well back from the pavement edge behind a lawned fore-garden with attractive specimen tree complemented by hedgerow. Outside lights.

### **Large Driveway**

A large tarmac driveway with block paved edges provides car standing spaces for approximately five vehicles.



### **Side Access**

There is gated access all around the property with an additional small patio area to the left hand side.

### **Integral Tandem Garage**

32'10" x 10'9" (10.01 x 3.28)

A spacious tandem garage alarmed with concrete floor, power, lighting, shelving, central heating boiler, cold water tap, electric roll up front door, side window, rear window and rear personnel door giving access to private garden.

### **Rear Garden**

Being of a major asset to this particular property is its lovely private level west facing rear garden. The garden enjoys shaped lawns complemented by a large sun terrace providing a pleasant sitting out and entertaining space, further complemented with a varied selection of shrubs, plants and specimen tree. Timber hexagon summerhouse. Timber hexagon potting shed. Outside lights, wall mounted awning and cold water tap.

### **Security**

The house and garage are alarmed.

### **Workshop/Store**

7'10" x 12'1" (2.40 x 3.70)

With concrete floor, power, lighting, two double glazed Velux windows, additional window, secure entrance door, fitted workbench and also incorporates a coal bunker.

### **Council Tax - G**

Erewash





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 2405.46 ft<sup>2</sup>  
 223.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Ockbrook  
Derby  
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Council Tax Band: G  
Tenure: Freehold

