

# Fletcher & Company

## Ockbrook Garden House Flood Street, Ockbrook, Derby, DE72 3RF

Offers Over £850,000

Freehold



- Extremely Stylish & Characterful Barn Conversion
- Situated on the Site of the Former Coach House to Ockbrook House
- High-Specification Features Throughout
- Entrance Hall, Dining Room, Study, Fitted Guest Cloakroom
- Fabulous Living Room with Feature Central Chimney Breast & Dual Aspect Log Burner
- Superb Breakfast Kitchen with Fully Integrated Appliances
- Master Bedroom with En-Suite Shower Room & Impressive Hidden Dressing Room
- Three Further Double Bedrooms & Beautifully Appointed Bathroom
- Two-Tier Garden Providing a Pleasant Sitting out & Alfresco Dining Space
- Private Electric Gated Gravelled Driveway





## Summary

---

Extremely characterful barn conversion style dwelling constructed on the site of the former Coach House to Ockbrook House in approximately 1996. The dwelling has been designed in-keeping with surrounding period dwellings, with the main elevation relieved by sealed unit double glazed multipaned windows and feature two storey box bay window, bi-fold doors and French doors off the kitchen, with the entrance door beneath a stylish storm porch.

Internally, the accommodation is of a high specification and features entrance hall, large living room with feature central chimney breast incorporating a log burner, separate dining room, study, high specification fully integrated kitchen with granite worktops and fitted guest cloakroom off. The first floor landing leads to a master bedroom with bespoke fitted furniture, impressive hidden dressing room and en-suite shower room, the second double bedroom features exposed timberwork, brick chimney breast and well appointed en-suite shower room, two further double bedrooms and beautifully appointed bathroom.

The gardens lie to the front of the property and offer a good degree of privacy from the road, set back behind secure remote gates, mixed hedging and mature trees. A two-tier garden features a lower-level section with two decked seating areas, lawn and cobbled pathway with an upper-level terrace providing an ideal space for outdoor dining and entertaining, featuring a spacious seating area and large timber shed.

A gravelled driveway provides off road parking.

# F&C

## 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

#### Entrance Hall

8'8" x 6'2" (2.66 x 1.90)

uPVC double glazed and leaded entrance door provides access into the hallway with feature tiled floor, impressive staircase leading to the first floor with attractive balustrade, high ceiling, central heating radiator and door to a useful under-stairs storage cupboard.

#### Dining Room

16'11" x 10'1" (5.16 x 3.09)

With central heating radiator, feature tiled floor covering, recessed ceiling spotlighting, attractive multipaned sealed unit windows to both the front and rear and door to the study.



#### Study

7'4" x 5'5" (2.26 x 1.67)

With central heating radiator, recessed ceiling spotlighting and multipaned sealed unit double glazed window to the rear.

## Fabulous Large Living Room

27'3" x 16'10" (8.33 x 5.14)

With two distinct areas separated by a feature brick chimney breast incorporating a dual-aspect log burner, two central heating radiators, recessed ceiling spotlighting, sealed unit double glazed box bay window to the front overlooking the beautiful, private and well stocked fore-garden as well as access via sealed unit double glazed bi-fold doors.



### **Fitted Breakfast Kitchen**

16'5" x 15'8" (5.01 x 4.80)

A spacious kitchen featuring a granite topped island/breakfast bar with gas-fired Miele grill and extractor hood over, plinth with recessed LED spotlighting and gloss finished base cupboards and drawers beneath, a further L-shaped matching granite preparation surface with upstand, inset one and a quarter stainless steel sink unit with mixer tap, again gloss finished base cupboards with complementary wall mounted cupboards, appliance space currently housing a six plate gas AGA with stylish extractor hood over, integrated Neff appliances including a coffee machine, built-in oven with warming drawer, integrated dishwasher, washing machine and tumble dryer, fridge and separate freezer, Liebherr wine fridge, gas-fired boiler, tiled flooring with underfloor heating, two multipaned sealed unit double glazed windows to the front and two to the rear, sealed unit double glazed French doors opening onto the decked seating area and garden beyond and door to the fitted guest cloakroom.



### **Fitted Guest Cloakroom**

7'3" x 2'10" (2.23 x 0.88)

Partly tiled with a white suite comprising low flush WC, wash handbasin, central heating radiator and recessed ceiling spotlighting.

### **First Floor**

#### **Landing**

A semi-galleried and passage landing with central heating radiator, two multipaned sealed unit double glazed windows to the front and rear, access to roof space and doors to four bedrooms and bathroom.



### Master Bedroom

17'2" x 11'0" (5.24 x 3.36)

With central heating radiator, bespoke fitted furniture featuring wardrobes and drawer units, two multipaned sealed unit double glazed windows to the front, recessed ceiling spotlighting, panelled door to the en-suite shower room and impressive sliding mirrored door giving access to the hidden dressing room.



### Dressing Room

7'2" x 5'6" (2.19 x 1.68)

With remote lighting and a further range of fitted furniture including two separate mirrored wardrobes, dressing table, central heating radiator, recessed ceiling spotlighting and multipaned sealed unit double glazed window to the rear.



### En-Suite

5'10" x 5'7" (1.78 x 1.71)

Well appointed and fully tiled with a white suite comprising low flush WC, feature wash handbasin, shower cubicle with chrome fittings including shower, chrome towel radiator, recessed ceiling spotlighting, extractor fan and multipaned sealed unit double glazed window to the rear.



### Double Bedroom Two

13'11" x 10'1" (4.26 x 3.09)

With feature brick chimney breast, exposed beams, central heating radiator, recessed ceiling spotlighting, bespoke fitted furniture including wardrobes and drawers, sealed unit double glazed box bay window to the front, multipaned sealed unit double glazed window to the rear and door to the en-suite.



### **En-Suite Two**

6'2" x 6'0" (1.89 x 1.83)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle with chrome fittings including shower, chrome towel radiator, recessed ceiling spotlighting, extractor fan and multipaned sealed unit double glazed window to the rear.



### **Double Bedroom Three**

13'6" x 9'9" (4.12 x 2.98)

With central heating radiator, recessed ceiling spotlighting, built-in wardrobe with sliding mirrored door and multipaned sealed unit double glazed window to the front.



### **Double Bedroom Four**

12'11" x 9'4" (3.96 x 2.86)

With central heating radiator and multipaned sealed unit double glazed window to the front.



## Well Appointed Bathroom

8'7" x 7'5" (2.64 x 2.27)

Well appointed and partly tiled with a white suite comprising low flush WC, wash handbasin with mirror and light above, corner jacuzzi bath with separate jacuzzi shower, feature chrome towel radiator, recessed ceiling spotlighting, extractor fan and multipaned sealed unit double glazed window to the rear.





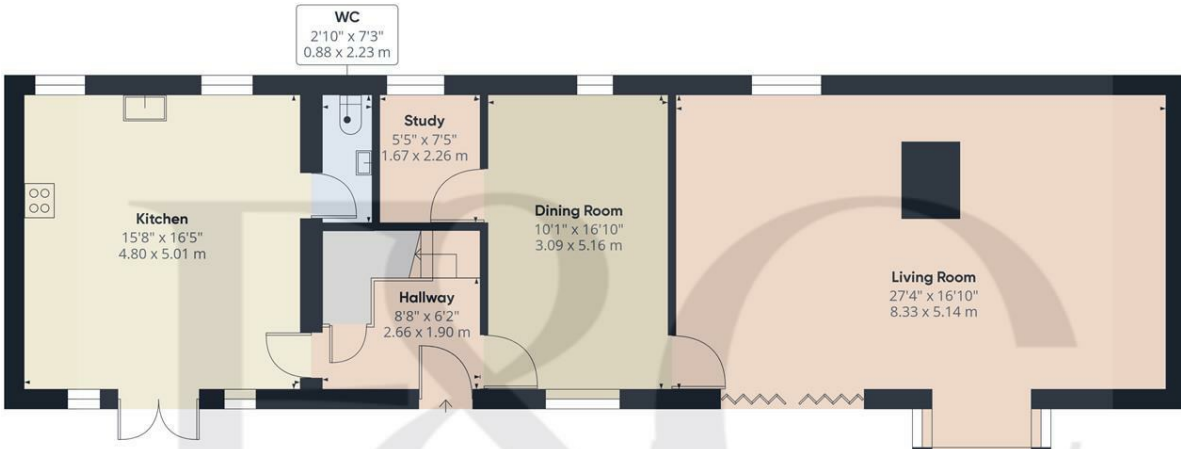
## Outside

A true feature of this sale is the property's private and well established plot in the heart of this highly desirable village. The gardens lie to the front of the property, accessed through private electric gates with ornamental lighting, bound by a combination of mature trees, mixed hedging, brick walling and timber fencing. The garden is set over two levels dissected by the gravelled driveway and immediately to the front, is an attractive cobbled pathway leading to two separate decked areas; one off the kitchen, ideal for outdoor dining and entertaining, the other ideal for a Hot Tub (available by separate negotiation). The upper section is located to the foot of the garden and features steps leading up to a stylish stone terrace with a gravelled section incorporating plants and shrubs, receiving a good degree of sunshine and a further great spot for outdoor dining and barbequing featuring a log burner, log store and large timber shed.



## Council Tax Band F - Erewash





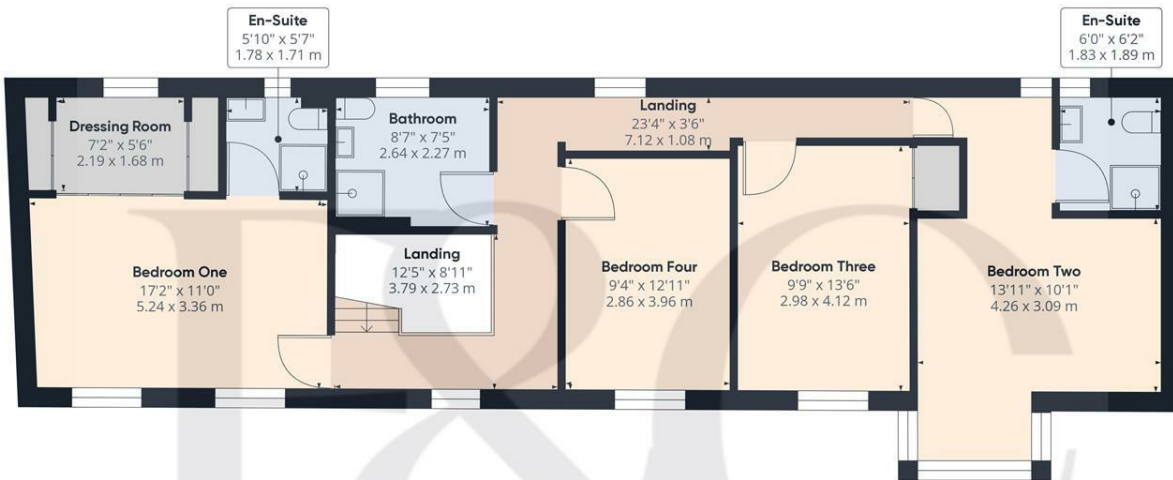
Floor 0

Approximate total area<sup>(1)</sup>  
1062.4 ft<sup>2</sup>  
98.7 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.

GIRAFFE360



Floor 1

Approximate total area<sup>(1)</sup>  
1002.04 ft<sup>2</sup>  
93.09 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.

GIRAFFE360



Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

Ockbrook Garden House Flood Street  
Ockbrook  
Derby  
DE72 3RF

Council Tax Band: F  
Tenure: Freehold



### 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>73</b>	<b>79</b>
(55-68) <b>D</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	