

Fletcher & Company

47 Church Street, Ockbrook, Derby, DE72 3SL

Offers Around £550,000

Freehold



- Fabulous Detached Residence in the Heart of Ockbrook Village
- Superbly Finished Throughout
- Extremely Stylish Living Accommodation
- Double Glazing & Gas Central Heating
- High-Spec Fitted Breakfast Kitchen with Built-In Appliances & Utility Room off
- Living Room with Feature Fireplace
- Inner Hallway & Well Appointed Wet Room
- Three First Floor Bedrooms & Superbly Appointed Four-Piece Bathroom
- South-Facing Garden
- Double Width Driveway & Double Garage





Summary

Extremely well appointed, three bedroom detached residence occupying a fabulous position in the heart of the highly desirable village of Ockbrook.

This is a rare and exciting opportunity to acquire an extremely stylish and completely refurbished three bedroom detached residence. A true feature of this sale is the property's fabulous location on Church Street, in the heart of the village. The property itself occupies a private, elevated position and benefits from gardens to the side, a double width driveway and detached garage. Steps lead up to the garden which features a terrace/patio, lawn, shed and well stocked borders, with a south-westerly aspect.

Internally, the property is gas central heated and double glazed with boot room/porch with bespoke storage, lounge with feature fire surround and log burner, hi-spec fitted kitchen with granite worktops, Karndean flooring and a range of built-in appliances, utility room and inner hallway leading to a well appointed wet room. The first floor semi galleried landing leads to three bedrooms and stylish four-piece bathroom.

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The Location

Ockbrook is highly desirable due to its convenient location off the A52 offering easy access into both Derby and Nottingham. The village itself has a vibrant community and features a varied selection of amenities including Redhill Primary School which is very highly regarded, cricket ground, a varied selection of pubs, café, wine bar, church and some very pleasant walks in the surrounding open countryside.

Accommodation

Ground Floor

Boot Room/Porch

6'0" x 4'9" (1.83 x 1.45)

Panelled sealed unit and double glazed leaded entrance door provides access into the boot room/porch with bespoke fitted storage for shoes, cupboard housing the Worcester gas-fired boiler, central heating radiator, Karndean floor covering, double glazed window to the side and latched panelled door to the high-specification kitchen.



High-Specification Fitted Breakfast Kitchen

19'11" x 10'4" (6.08 x 3.17)

A high-specification fitted breakfast kitchen featuring an extensive range of granite worktops with matching upstand, inset ceramic sink unit with mixer tap, a stylish range of fitted base cupboards and drawers with complementary wall mounted cupboards including pantry/larder cupboard with spice racking, central Quartz topped breakfast bar/island with a further range of fitted storage including spice drawer, wine storage and wine chiller, integrated appliances including five plate induction hob with integrated microwave, oven and warming drawer, dishwasher and fridge/freezer, contemporary floor-to-ceiling central heating radiator, recessed ceiling spotlighting, the continuation of Karndean floor covering, further central heating radiator, two double glazed windows to the front and Crittall style door to the utility room.



Utility Room

Again, with granite worktops, fitted base cupboards with complementary wall mounted cupboards, recess for ironing board, the continuation of Karndean floor covering, double glazed window to the rear and archway leading through to the inner hallway.

Inner Hallway

With staircase leading to the first floor with storage cupboard beneath, central heating radiator, recessed ceiling spotlighting, double glazed window to the rear and door to the wet room.

Superbly Appointed Wet Room

6'10" x 5'4" (2.10 x 1.64)

Superbly appointed and fully tiled with low flush WC, vanity unit with wash handbasin and storage cupboards beneath, walk-in shower, central heating radiator, recessed ceiling spotlighting and extractor fan.



Living Room

14'6" x 11'8" (4.43 x 3.58)

With an impressive feature fireplace incorporating partially exposed brick chimney and stone hearth with timber lintel and cast iron solid fuel stove, bespoke shelving and cupboards to chimney breast recess, two central heating radiators, the continuation of Karndean floor covering, two double glazed windows to the side, one of which is a box bay window and offers pleasant views down Church Street and a further double glazed window to the front.



First Floor

Landing

Semi-galleried landing with central heating radiator, study area/ideal space for bespoke storage and doors to three bedrooms and bathroom.

Bedroom One

12'1" x 8'5" (3.70 x 2.59)

With central heating radiator, recessed ceiling spotlighting, tv point and double glazed window to the front.



Bedroom Two

11'6" x 10'4" (3.52 x 3.17)

With central heating radiator, recessed ceiling spotlighting, access to loft space and double glazed window to the front.

Bedroom Three

10'5" x 8'5" (3.18 x 2.57)

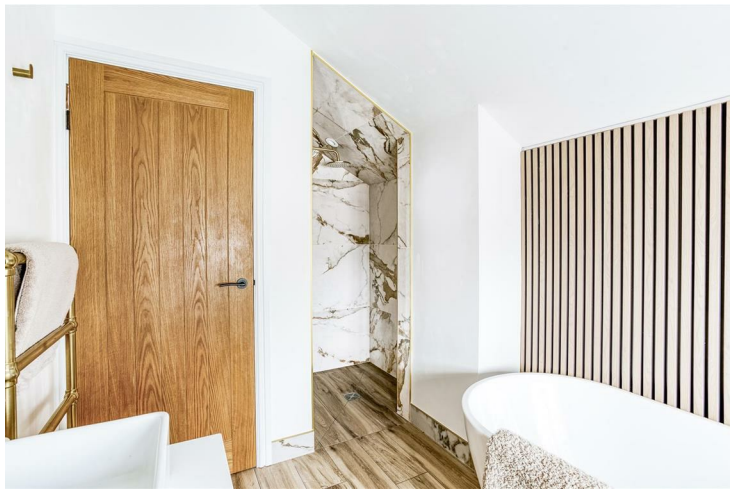
With central heating radiator, recessed ceiling spotlighting and double glazed windows to the side and front.



Stylish Bathroom

8'3" x 7'1" (2.52 x 2.17)

A stylish bathroom with wood effect tiled flooring and a white suite comprising low flush WC, vanity unit with wash handbasin and mixer tap with drawers beneath, roll edge freestanding bath with mixer tap and shower attachment, walk-in shower cubicle, towel radiator and double glazed window to the side.



Outside

A true feature of this sale is the property's prime position on Church Street within this highly desirable village. The property occupies an extremely private and elevated position set back from Church Street behind laurel hedging and a low maintenance woodchip fore-garden with a selection of plants and shrubs. Steps lead up to a ledged and braced gate giving access to the impressive south-westerly facing garden which lies to the front of the property and features a two-tier patio/terrace with lawned section, mixed hedging and herbaceous borders containing plants and shrubs along with the benefit of a useful shed, outdoor power and lighting, as well as a cold water hose tap.

The property also benefits from a double width driveway and detached double garage with electric door.

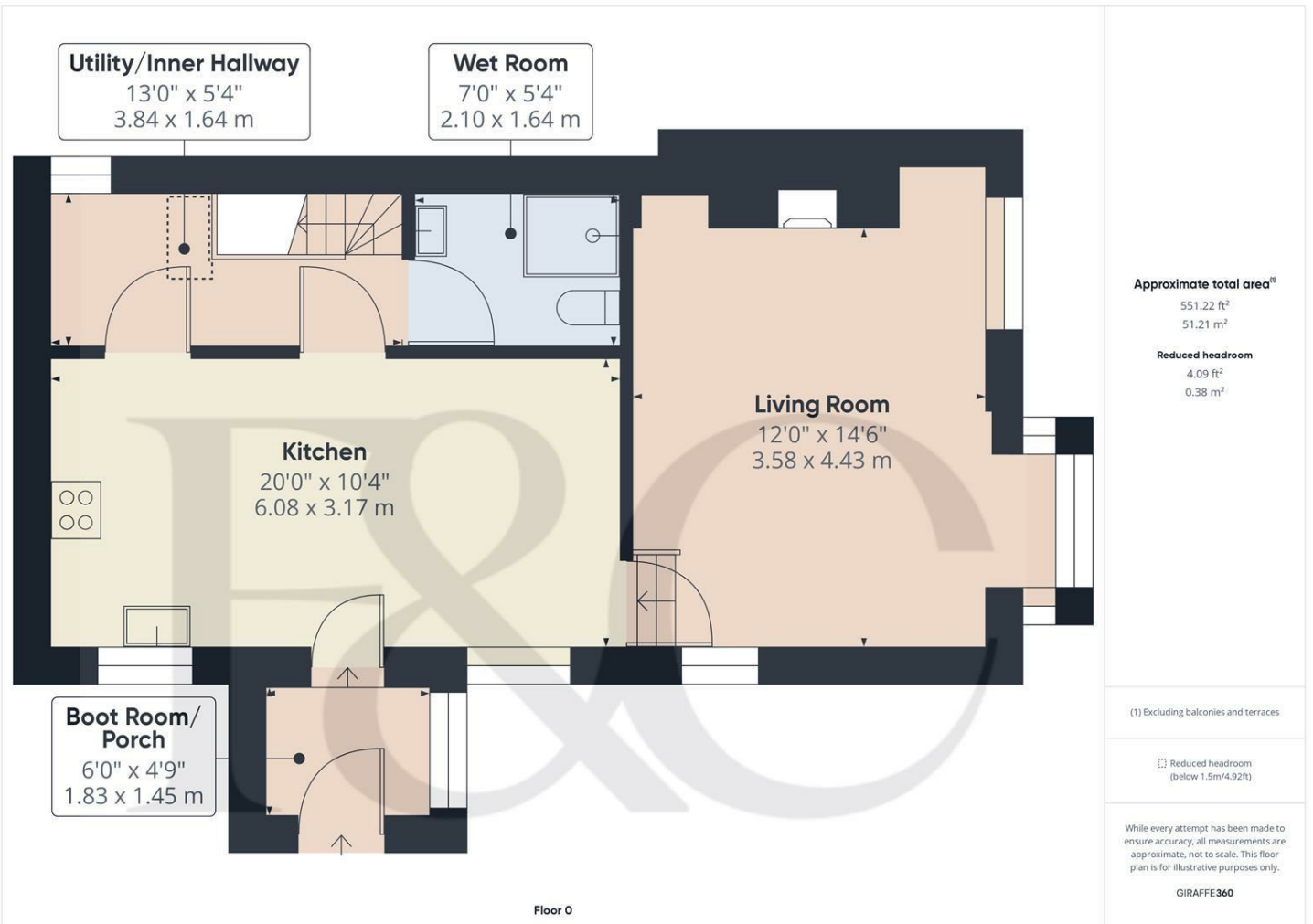


Detached Double Garage

Council Tax Band D - Erewash









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47 Church Street
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Council Tax Band: D
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	