

# Fletcher & Company

6 Yew Tree Avenue, Ockbrook, DE72 3TB

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Offers Around £265,000

Freehold

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- Detached Residence in Popular Location
- No Upward Chain
- Requires Modernisation
- Double Glazing & Gas Central Heating
- Entrance Hall
- Through Lounge/Diner & Fitted Kitchen
- Three First Floor Bedrooms, Shower Room & Separate WC
- Enclosed Rear Garden
- Detached Garage
- Driveway





## Summary

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Three bedroom detached residence sold with the benefit of no upward chain in the popular village of Ockbrook.

This is an opportunity to acquire a realistically priced three bedroom detached residence located in a quiet cul-de-sac in Ockbrook. The property is sold with the benefit of double glazing and gas central heating featuring entrance hall, through lounge/dining room, fitted kitchen, three first floor bedrooms, shower room and separate WC.

The property is set back behind a well stocked fore-garden with adjacent driveway giving access to a detached single garage. To the rear of the property is an enclosed lawned garden with patio.

# F&C

### **The Location**

Ockbrook is a popular village east of Derby city centre, just off the A52, offering access to Derby and Nottingham. The village affords a sought-after primary school, a selection of pubs, café, cricket ground and pleasant walks in the surrounding open countryside. Easy access to neighbouring Borrowash offers a further range of amenities.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

13'2" x 6'0" (4.02 x 1.84)

Double glazed entrance door provides access into the entrance hall with central heating radiator, staircase leading to the first floor and double glazed window to the side.

### Through Lounge/Dining Room

23'11" x 11'2" (7.31 x 3.42)

With a wall mounted gas fire, two central heating radiators, double glazed window to the front and sliding patio door opening onto the garden.



### **Fitted Kitchen**

10'5" x 8'2" (3.18 x 2.50)

With granite effect worktops, inset sink unit with tiled surrounds, fitted base cupboards and drawers with complementary wall mounted cupboards, inset four plate electric hob with built-in oven beneath, appliance spaces suitable for a fridge/freezer, washing machine and dishwasher, double glazed door and window to the rear.



### **First Floor**

#### **Landing**

A semi-galleried landing with access to loft space, double glazed window to the side and doors to three bedrooms, shower room and separate WC.

#### **Bedroom One**

12'9" x 10'2" (3.89 x 3.11)

With central heating radiator and double glazed window to the front with impressive open views.



#### **Bedroom Two**

10'11" x 10'0" (3.35 x 3.07)

With central heating radiator and double glazed window to the rear.



### **Bedroom Three**

9'2" x 7'1" (2.80 x 2.17)

With central heating radiator and double glazed window to the front, again with views.



### **Shower Room**

7'1" x 5'5" (2.17 x 1.66)

With double shower cubicle, vanity unit with wash handbasin and cupboards beneath, central heating radiator, airing cupboard and double glazed window to the rear.



### **Separate WC**

3'9" x 2'5" (1.15 x 0.75)

With low flush WC and double glazed window to the side.

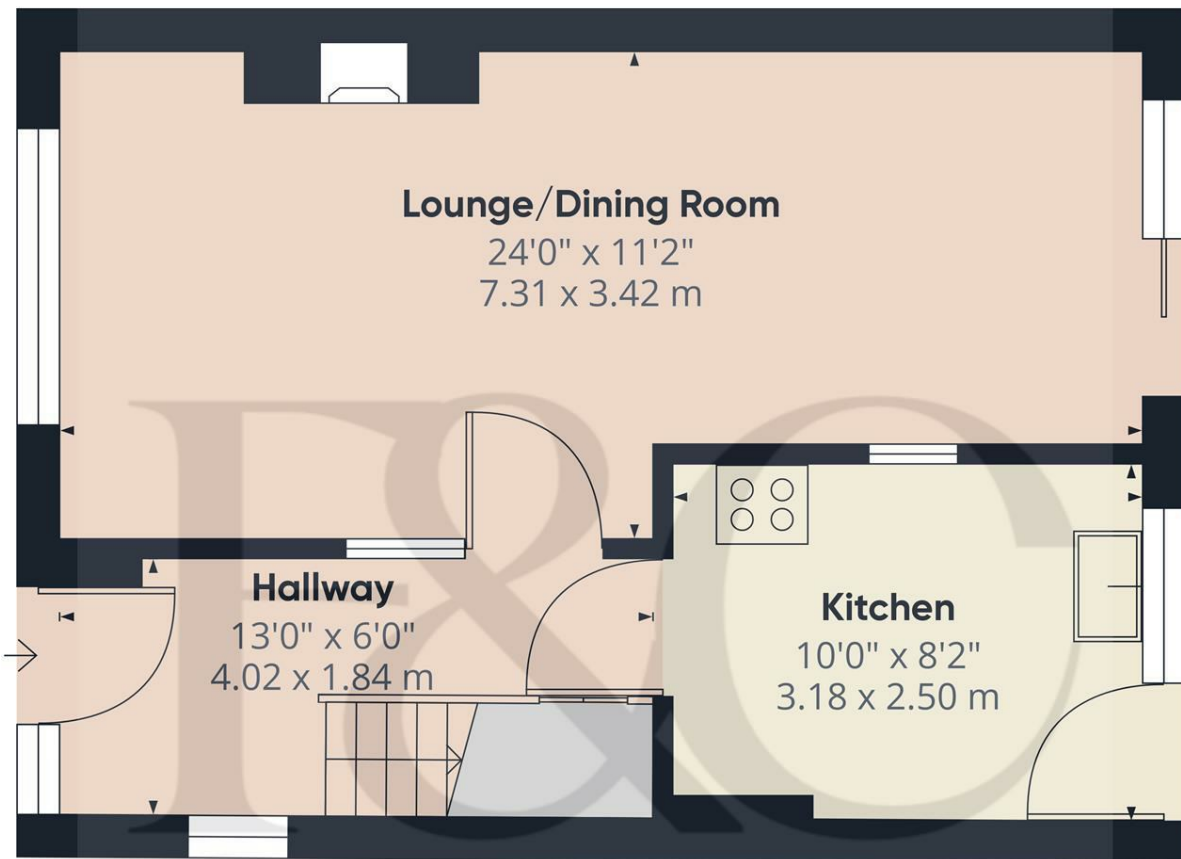
## Outside

The property occupies an elevated position set back from Yew Tree Avenue behind a well stocked fore-garden with adjacent driveway providing off road parking and access to a detached single garage.

To the rear of the property is a lawn with patio area, greenhouse and herbaceous borders containing plants and shrubs.



Council Tax Band C - Erewash



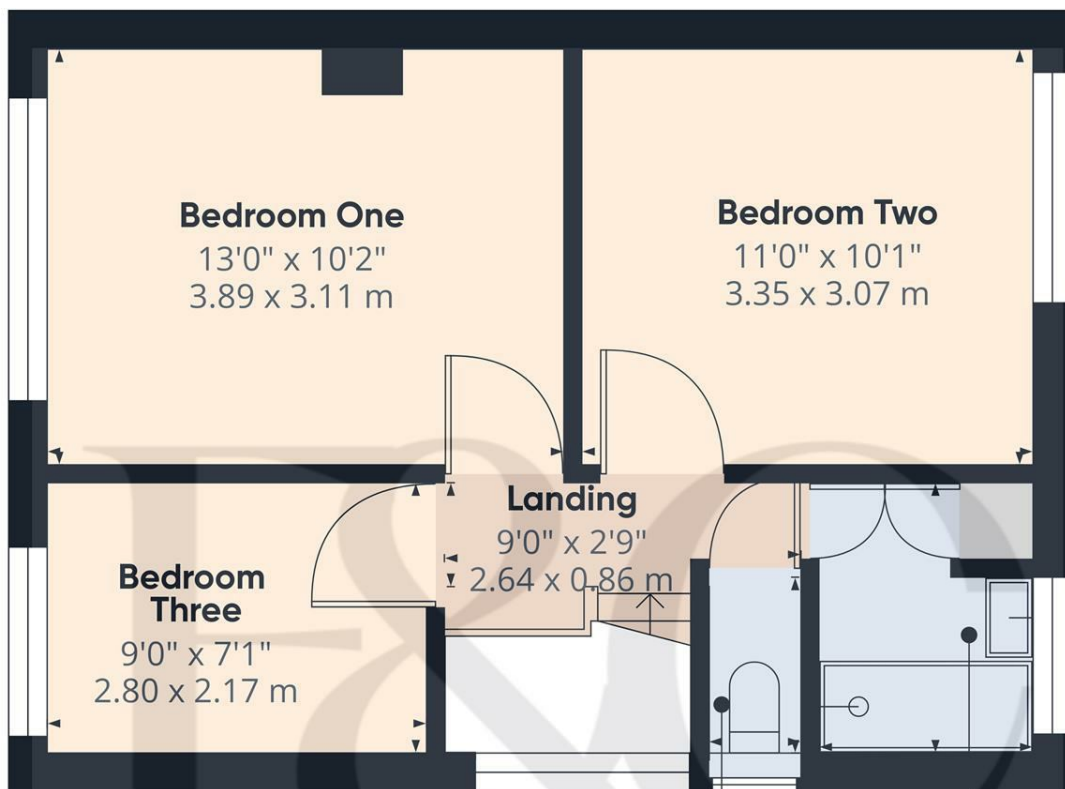
Floor 0

Approximate total area<sup>(1)</sup>  
414.41 ft<sup>2</sup>  
38.5 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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Floor 1

Approximate total area<sup>(1)</sup>  
388.15 ft<sup>2</sup>  
36.06 m<sup>2</sup>

(1) Excluding balconies and terraces

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6 Yew Tree Avenue  
Ockbrook  
DE72 3TB

Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	