



4 Bed House - Detached

Whiteoaks Bare Lane, Ockbrook, Derby DE72 3RG

Offers Around £799,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Highly Appealing and Beautifully Presented Home in Ockbrook Village
- Pleasant Far-Reaching Views
- Attractive Lounge & Dining Room with Bi-Fold Doors
- Superbly Appointed Fitted Kitchen/Dining Room
- Four Bedrooms & Four Bathrooms
- Large Private Gardens (0.4 Acre)
- Large Sweeping Driveway for Several Vehicles - (Motorhome/Caravan Space)
- Garage & Carport with Electric Doors
- Spacious & Versatile Living Accommodation
- Set Well Back - Private Position - Viewing Essential

Beautiful four bedroom home set on a fabulous private plot with large gardens to the front and rear, extending to 0.4 Acre with far reaching views towards south Derbyshire and beyond, located in the heart of Ockbrook.

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.

Ground Floor

Entrance Hall

12'8" x 5'7" (3.88 x 1.71)

With half-glazed entrance door with leaded finish, solid wood flooring, attractive character panelling to walls, deep skirting boards and architraves, high ceiling, internal french glazed doors, radiator and double glazed window with fitted blind.

Shower Room

7'5" x 3'11" (2.27 x 1.21)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, heated chrome towel/radiator, tile splashbacks, wall mounted mirror medicine cabinet, tile flooring, high ceiling, spotlights to ceiling, extractor fan and internal door with chrome fittings.

Lounge

19'6" x 13'6" (5.96 x 4.14)

With featured central display chimney incorporating bio-ethanol fire, solid wood flooring, deep skirting boards and architraves, high ceiling, two radiators, double glazed window, far-reaching views to front, double glazed window with fitted blind overlooking rear garden and further far-reaching views to rear, half glazed internal door with chrome fittings opening into entrance hall and internal panelled door with chrome fittings opening to staircase leading to bedroom four.



Dining Room

15'1" x 7'10" (4.61 x 2.39)

With matching herringbone style wood flooring, deep skirting boards and architraves, high ceiling, radiator, double glazed window with fitted blind and internal french glazed doors opening into the living kitchen/diner, second pair of french glazed doors opening into lounge, featured double glazed bi-folding doors opening onto raised decking and pleasant far reaching countryside views and beyond to rear.



Living Kitchen/Dining Room

17'10" x 10'0" (5.46 x 3.05)



Dining Area

With herringbone style wood flooring, deep skirting boards and architraves, high ceiling, open space leading to kitchen area, polished chrome radiator, featured, double glazed, bi-folding doors opening onto decking area and pleasant far-reaching views to countryside and beyond to rear.



Kitchen Area

With inset, stainless steel sink unit with chrome mixer tap, a good range of fitted wall and base cupboards providing an excellent range of storage with matching workshops, matching fitted kitchen island incorporating four ring hob with concealed extractor hood above, a further range of base cupboards underneath the kitchen island providing further storage, matching herringbone style wood flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, display shelving, matching, polished, chrome radiator, built-in electric fan assisted oven, built-in microwave, integrated fridge, integrated tall freezer and integrated dishwasher.



Laundry/Utility Area

5'4" x 3'5" (1.65 x 1.05)

With integrated washing machine, matching herringbone style wood flooring, wall and base storage cupboards, concealed Vaillant boiler and open square archway leading back into kitchen/diner.

Inner Hallway

10'11" x 4'9" (3.35 x 1.46)

With matching solid oak wood flooring, deep skirting boards and architraves, high ceiling, matching character panelled walls, radiator, staircase leading to first floor with polished chrome handle and two built-in storage cupboards with internal doors with chrome fittings.

Bedroom One

12'8" x 9'9" (3.87 x 2.99)

With high ceiling, radiator, window with fitted blind and internal door with chrome fittings.



Dressing Room/Wardrobes

4'9" x 3'11" (1.47 x 1.21)

With double wardrobe with mirrored door, additional wardrobes providing storage with chest of drawers underneath, high ceilings and glazed internal door with chrome fittings.

En-Suite

6'11" x 5'7" (2.13 x 1.72)

With large walk-in shower enclosure with chrome fittings including shower, fitted wash basin with chrome fittings and fitted base cupboard underneath, low level WC, fully tiled walls with matching tile flooring, underfloor heating, high ceiling, spotlights to ceiling, fitted mirror with glass shelves, shaver point, corner mirror medicine cabinet, heated chrome towel/radiator, extractor fan, double glazed obscure window and internal door with chrome fittings.



First Floor Landing

6'10" x 4'3" (2.10 x 1.32)

With storage into eaves and radiator.

Bedroom Two

15'8" x 9'10" (4.78 x 3.01)

With built-in double wardrobes with sliding mirrored doors, storage into eaves, two radiators, double glazed window to front with fine far reaching views, three double glazed windows all enjoying views across the rear garden and countryside to rear and internal door with chrome fittings.



En-Suite

5'7" x 2'4" (1.71 x 0.73)

With low level WC, fitted wash basin with fitted base cupboard underneath, heated chrome towel/radiator, tile flooring, wall mounted fitted mirror with glass shelves, extractor fan and internal door with chrome fittings.



Bedroom Three

10'10" x 10'2" (3.31 x 3.11)

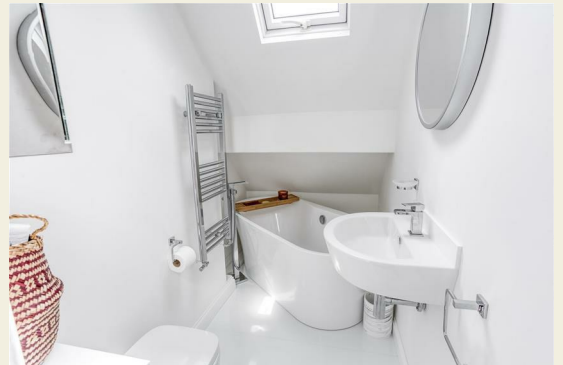
With fitted wardrobes with base cupboards underneath, radiator, spotlights to ceiling, double glazed window with fitted blind, pleasant far reaching views and internal door with chrome fittings.



En-Suite Bathroom

8'3" x 4'1" (2.53 x 1.26)

With bath with chrome mixer tap/hand shower attachment, fitted wash basin with chrome fittings, low level WC, wall mounted mirror medicine cabinet, heated chrome towel/radiator, extractor fan, double glazed Velux style window and internal door with chrome fittings.



Split-Level Staircase Leading to Bedroom Four

With double glazed window to rear overlooking garden.

Bedroom Four

10'7" x 7'10" (3.25 x 2.41)

With built-in double wardrobe with sliding mirrored doors, high ceiling, radiator, double glazed window to front with fitted blind, pleasant far reaching views and internal door with chrome fittings.



Front Garden

The property is set well back from the attractive Bear Lane behind a deep, lawned, fore-garden with a varied selection of shrubs, plants and trees providing an excellent screen for privacy and a raised patio with far reaching views.



Rear Garden

Being of major asset in sale to this particular property is it's large, private, rear garden with lovely countryside views. The garden is mainly laid to lawn with a large raised decking/patio area providing a wonderful, sitting out entertaining space complimented by inset flower beds. Two apple trees. Timber summerhouse with power and lighting. Useful steel storage shed.



Large Driveway

A sweeping, large, tarmac driveway provides car standing space for several vehicles and leads to the garage and carport.



Garage

20'3" x 8'0" (6.18 x 2.45)

With shelving, power and lighting, side personnel door giving access to carport and electric front door.

Carport

With electric door.

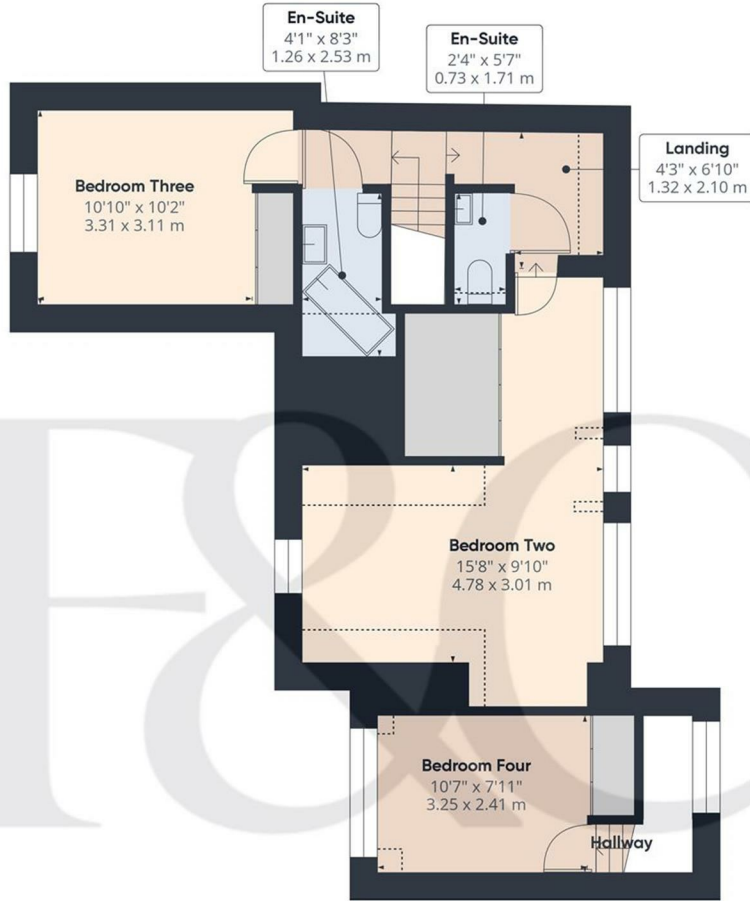
Caravan/Motorhome Space

The large driveway also offers space for motorhome/caravan.

Council Tax Band F



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Approximate total area⁽¹⁾
571.35 ft²
53.08 m²

Reduced headroom
64.8 ft²
6.02 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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