



5 Bed House - Detached

7 Cole Lane, Ockbrook, Derby DE72 3RD
Offers Around £635,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Detached Home
- Located In The Heart of Ockbrook Village
- Lounge & Conservatory
- Family Room & Study
- Living Kitchen/Diner
- Five Bedrooms & Two Bathrooms
- Benefits From Large Gardens with Additional Land
- Driveway & Garage
- Located on Cole Lane in Old Ockbrook Village & Close to Delightful Countryside Walks
- Very Sought-After Village Location Between Derby & Nottingham

FAMILY HOME ENJOYING A LARGE GARDEN WITH ADDITIONAL LAND - Nestled in the charming village of Ockbrook, this beautiful detached home on Cole Lane offers an impressive 1,932 square feet of living space, perfect for families seeking comfort and style.

The home boasts four well-appointed reception rooms, including a welcoming lounge, a bright conservatory, study and a versatile family room, making it ideal for both entertaining guests and enjoying quiet family time.

The heart of the home is the fitted kitchen/diner, which is designed for both functionality and social gatherings. With five spacious bedrooms, this property provides ample room for relaxation and privacy together with two bathrooms.

Outside, the home is complemented by a large garden with additional land which is a rarity, providing a serene outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air.

The driveway offers parking for up to four vehicles, along with a garage.

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

20'2" x 6'0" (6.15 x 1.83)

With recently fitted UPVC entrance door with leaded finish, tile flooring, radiator, two understairs storage cupboards, double glazed window, deep skirting boards and architraves, high ceiling and staircase leading to the first floor with attractive hemlock balustrade.

Cloakroom

4'11" x 4'3" (1.52 x 1.30)

With low level WC, pedestal wash handbasin with chrome fittings, matching tile flooring, deep skirting boards and architraves, high ceiling, spotlights to ceiling, extractor fan, radiator and internal panelled door.

Lounge

21'2" x 11'5" (6.46 x 3.48)

With feature marble fireplace with slate surrounds incorporating inset living flame gas fire and raised slate hearth, matching tile flooring, deep skirting boards and architraves, high ceiling, coving to ceiling, two radiators, wide double glazed window to front, internal aluminium double glazed sliding doors into conservatory and internal panelled door.



Conservatory

14'6" x 14'0" (4.42 x 4.27)

With glass roof, tile flooring, views of private garden, radiator, double glazed windows, half glazed internal door giving access to living kitchen/dining room and double glazed French doors opening onto paved patio and rear garden.



Family Room

12'7" x 12'6" (3.86 x 3.83)

With deep skirting boards and architraves, high ceiling, coving to ceiling, matching tile flooring, radiator, wide double glazed window and internal panelled door.



Study

14'7" x 7'10" (4.47 x 2.41)

With matching tile flooring, deep skirting boards and architraves, vaulted high ceiling, radiator, two double glazed windows, book shelving and internal panelled door.



Living Kitchen/Diner

19'1" x 12'10" (5.82 x 3.92)



Dining Area

With matching tile flooring, radiator, vaulted ceiling incorporating Velux double glazed window, additional double glazed window overlooking rear garden, half glazed door giving access to the utility room and open space leading to kitchen area.



Kitchen Area

With one and a half porcelain sink with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, concealed worktop lights, Rangemaster Classic 90 cooker with matching Rangemaster extractor hood over, concealed Vaillant boiler fitted in December 2020, integrated dishwasher, space for large fridge/freezer, matching tile flooring, deep skirting boards and architraves, high ceiling, double glazed window to side with fitted blind, open space leading to dining area and internal panelled door.



Utility

5'11" x 4'4" (1.82 x 1.34)

With circular inset stainless steel sink unit with mixer tap, fitted worktop, plumbing for automatic washing machine, matching tile flooring, double glazed window and double glazed door giving access to patio and rear garden.

First Floor Landing

9'7" x 5'11" (2.93 x 1.82)

With a continuation of the hemlock balustrade, deep skirting boards and architraves, high ceiling and double glazed window.

Bedroom One

12'8" x 12'5" (3.88 x 3.80)

With radiator, deep skirting boards and architraves, high ceiling, featured wallpaper wall, double glazed window to side and internal panelled door.



En-Suite

9'4" x 4'7" (2.86 x 1.40)

With separate shower cubicle with Mira shower, pedestal wash handbasin, low level WC, deep skirting boards and architraves, high ceiling, LED spotlights to ceiling, extractor fan, wall mounted mirror bathroom cabinet, heated towel rail/radiator, double glazed side window and internal panelled door.



Bedroom Two

11'3" x 10'1" (3.45 x 3.09)

With featured wallpaper wall, deep skirting boards and architraves, high ceiling, radiator, wide double glazed window with aspect to front and internal panelled door.



Bedroom Three

11'5" x 10'7" (3.49 x 3.25)

With deep skirting boards and architraves, high ceiling, radiator, wide double glazed window with aspect to rear, featured wallpaper wall and internal panelled door.



Bedroom Four

12'8" x 8'3" (3.87 x 2.52)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window with aspect to rear and internal panelled door.



Bedroom Five

12'9" x 10'11" x 8'11" (3.89 x 3.35 x 2.72)

With deep skirting boards and architraves, high ceiling, radiator, double glazed window with aspect to front and internal panelled door.



Family Bathroom

7'6" x 5'11" (2.30 x 1.82)

With corner bath with Mira shower over, pedestal wash handbasin, low level WC, tile splashbacks, deep skirting boards and architraves, high ceiling, heated towel rail/radiator, extractor fan, double glazed obscure window and internal panelled door.



Roof Space

Accessed via a loft ladder, boards for storage, double glazed window and light.

Front Garden

The property is set back from the pavement edge behind a well screened fore-garden with outside lights, neatly kept beech hedge, lawned areas, laurel hedge, cherry blossom tree and wheelie bin space.

Side Access

To the right hand side of the property is a continuation of the tarmac with block paved edges providing access to a secure side gate which in turn leads to the private rear garden.

Rear Garden with Additional Land

Being of a major asset and sale to this particular property is it's large garden with additional land. The first area is a wide, lawn garden with inset flowerbeds, a variation of shrubs, plants, hedgerow, trees and patio area. The second area is laid to lawn with trees, apple trees and pear tree, offers great space for children to play and has the benefit of a rear access gate.



Driveway

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



Garage

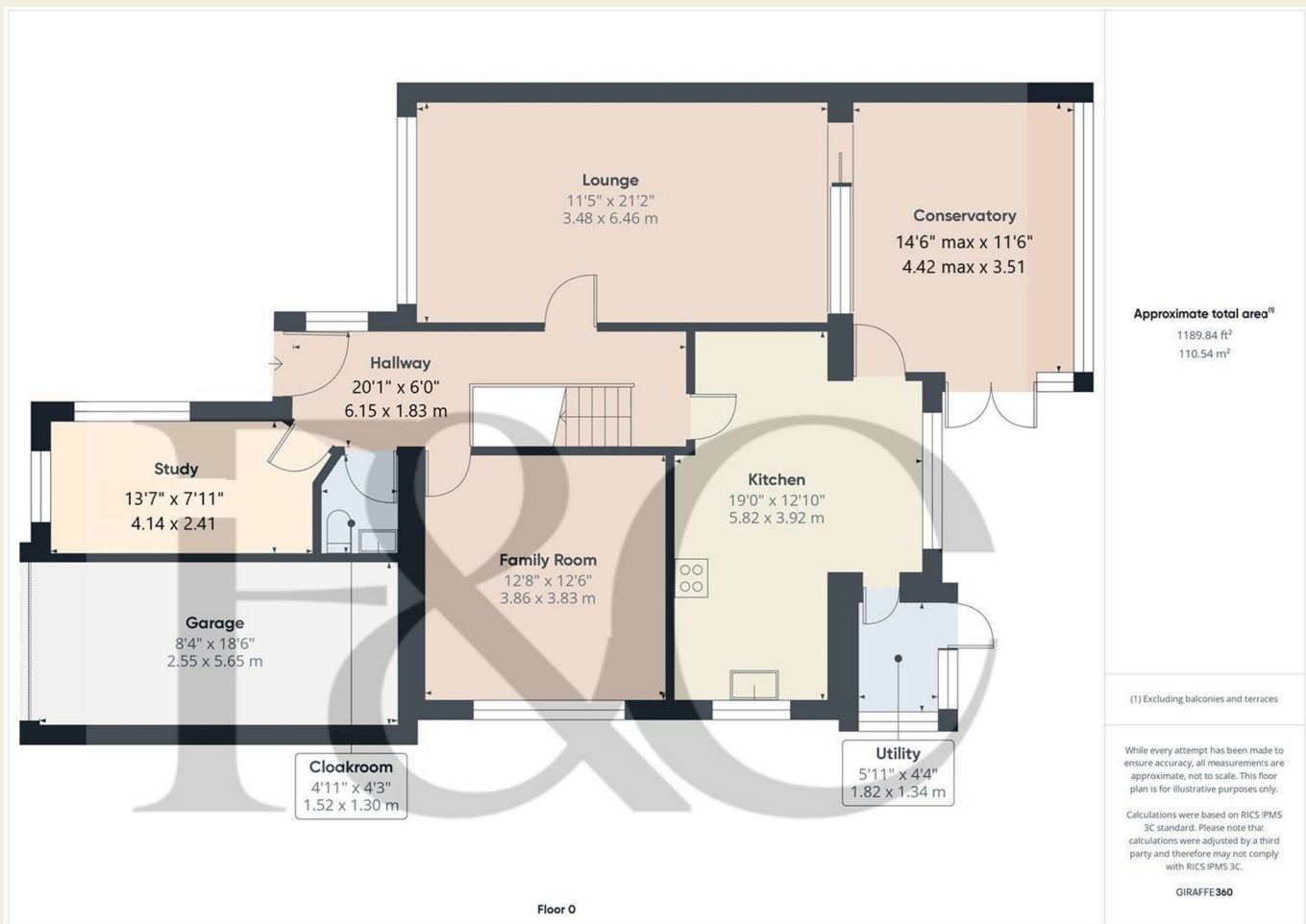
18'6" x 8'4" (5.65 x 2.55)

With concrete floor, power, lighting and up and over metal front door.

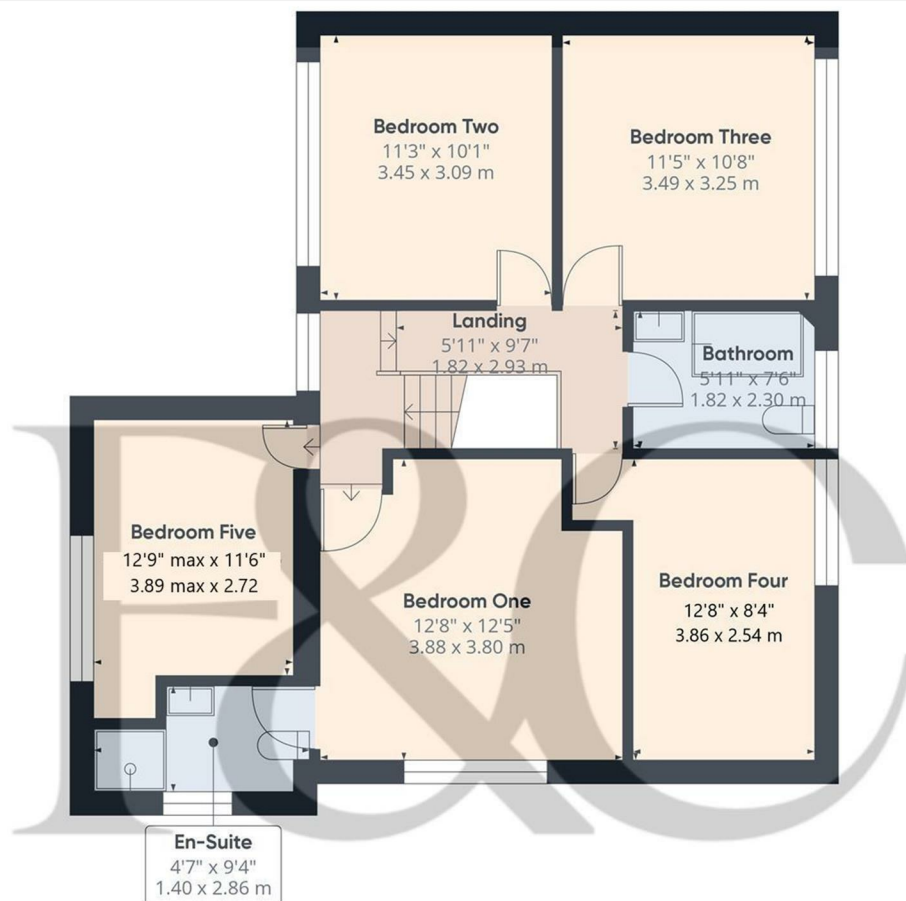


Council Tax - E
Erewash





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Floor 1

Approximate total area⁽¹⁾
742.06 ft²
68.94 m²


(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 