



5 Bed House - Detached

44 Green Lane, Ockbrook, Derby DE72 3SE
Offers Around £895,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Well Appointed & Spacious Detached Residence
- Located In The Heart of Ockbrook Village
- Lounge, Sitting Room & Family Room
- Stunning Living Kitchen/Dining Room
- Walk-In Pantry/Larder, Utility & Two Cloakrooms
- Five Bedrooms, Study & Two Bathrooms
- Fabulous Large Garden – A Real Must See !
- Gated Block Paved Driveway
- Double Garage with Electric Door
- Beautifully Presented Throughout

This impressive detached house offers a perfect blend of space, comfort, and elegance. Spanning an expansive 3,135 square feet, this property is ideal for families seeking a generous living environment.

Upon entering, you are greeted by three reception rooms, including a charming lounge with multi-burner stove, a cosy sitting room, a versatile family room, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning living kitchen and dining room with bi-folding doors opening onto the garden, designed to cater to both everyday living and special occasions, making it a delightful space for family gatherings and social events.

This remarkable residence boasts five spacious bedrooms with two bathrooms, ensuring that everyone has their own private retreat.

The exterior of the property is equally impressive, featuring a fabulous surprisingly large garden that is a true must-see. This outdoor space offers endless possibilities for gardening, play, or simply enjoying the fresh air.

The gated block-paved driveway provides secure parking for up to three/four vehicles, complemented by a double garage with electric car charging point for additional convenience.

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

Porch

9'3" x 3'4" (2.83 x 1.04)

With double opening half glazed doors, four windows, tile flooring and oak internal door with chrome fittings opening into entrance hall.



Entrance Hall

13'5" x 6'10" (4.10 x 2.09)

With solid oak wood flooring, radiator, coving to ceiling, spotlights to ceiling, understairs storage cupboard and staircase leading to first floor with attractive balustrade.

Lounge

18'4" x 12'11" (5.61 x 3.94)

With a fireplace with solid oak lintel incorporating multi-burner stove with raised tile hearth, solid oak wood flooring, decorative beams to ceiling, two radiators, large double glazed window overlooking rear garden, internal character leaded window and internal oak veneer door with chrome fittings.



Sitting Room

14'10" x 14'1" (4.53 x 4.31)

With characterful fireplace with surrounds and raised granite hearth, solid oak herringbone style wood flooring, coving to ceiling with centre rose, radiator, double glazed window with fitted blind with aspect to front and internal oak veneer door with chrome fittings.



Family Room

13'9" x 13'8" (4.20 x 4.17)

With solid oak herringbone style wood flooring, chimney breast with fireplace alcove, radiator, coving to ceiling with centre rose, double glazed window with fitted blind with aspect to front, double glazed window with aspect to rear and internal oak veneer door with chrome fittings.



Living Kitchen/Dining Room



Dining Area

19'11" x 12'4" (6.08 x 3.78)

With solid wood flooring, two radiators, spotlights to ceiling, featured sealed unit double glazed lantern style roof window, featured double glazed bifolding doors opening onto paved patio and rear garden, open space leading into kitchen area and internal character leaded window.



Kitchen Area

21'8" x 13'4" (6.62 x 4.07)

With single sink unit with chrome mixer tap, wall and base fitted units with granite worktops, Stoves all electric range cooker including induction hob with extractor fan over, space for fridge/freezer, plumbing for dishwasher, solid oak wood flooring, spotlights to ceiling, two radiators and wide square archway leading into dining area.



Walk-In Pantry/Larder

8'1" x 5'10" (2.48 x 1.78)

With tile flooring, shelving, spotlights to ceiling and internal oak veneer door with chrome fittings.

Utility Room

7'8" x 4'6" (2.34 x 1.39)

With plumbing for automatic washing machine, solid oak wood flooring, spotlights to ceiling, double glazed window and internal oak veneer door with chrome fittings.

Cloakroom

4'6" x 4'11" (1.38 x 1.51)

With low level WC, pedestal wash handbasin, tile splashbacks, tile flooring, radiator, spotlights to ceiling, double glazed obscure window and internal oak veneer door with chrome fittings.

Inner Lobby

3'8" x 3'7" (1.13 x 1.10)

With solid oak wood flooring and latch door giving access to cloakroom.

Cloakroom (Second Cloakroom)

6'3" x 3'4" (1.92 x 1.02)

With low level WC, fitted wash basin, panelled walls, radiator, tile flooring, double glazed window and internal latch door.

First Floor Landing

13'3" x 11'4" x 6'10" x 6'6" x 3'1" x 2'11" (4.05 x 3.46 x 2.09 x 2.00 x 0.96 x 0.90)

With radiator, continuation of the attractive balustrade, double glazed window to front with fitted blind and spotlights to ceiling.

Bedroom One

19'5" x 12'4" (5.92 x 3.76)

With oak engineered flooring, coving to ceiling, radiator, two double glazed windows to rear, far reaching views and internal oak veneer door with chrome fittings.



En-Suite Bathroom

11'0" x 8'3" (3.37 x 2.54)

With roll edge topped bath with chrome fittings including hand shower attachment, pedestal wash handbasin with chrome fittings, low level WC, walk-in double shower enclosure with chrome fittings including shower, fully tiled walls, matching tile flooring, extractor fan, heated mirror with shaver point, radiator, heated towel rail/radiator, double glazed window and internal oak veneer door with chrome fittings.



Bedroom Two

14'0" x 13'9" (4.27 x 4.21)

With chimney breast, radiator, double glazed window with fitted blind with aspect to front and internal oak veneer door with chrome fittings.



Bedroom Three

15'1" x 12'6" (4.62 x 3.82)

With oak engineered flooring, radiator, double glazed window overlooking rear garden and internal oak veneer door with chrome fittings.



Bedroom Four

16'11" x 14'2" (5.17 x 4.32)

With a good range of built-in wardrobes with cupboards above, radiator, two double glazed windows both having fitted blinds with aspect to front and internal oak veneer door with chrome fittings.



Bedroom Five

10'11" x 8'6" (3.35 x 2.61)

With oak engineered flooring, radiator, double glazed window with aspect to front and internal oak veneer door with chrome fittings.



Family Bathroom

10'9" x 6'2" (3.30 x 1.88)

With walk-in double shower enclosure with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks with matching tile flooring, shaver point, extractor fan, heated towel rail/radiator and internal oak veneer door with chrome fittings.



Study/Store Room

10'4" x 6'0" (3.15 x 1.83)

With oak engineered flooring, radiator, two double glazed windows and internal oak veneer door with chrome fittings.

Walk-In Airing Cupboard

6'5" x 4'6" (1.96 x 1.39)

With solid wood flooring, shelving, hot water cylinder and internal oak veneer door with chrome fittings.

Front Garden

The property is nicely set back from the road behind a well-stocked fore-garden with attractive Magnolia tree, brick wall with black painted wrought iron railings and hand gate with paved pathway leading to the entrance door with outside light.



Rear Garden

Being of a major asset and sale to this particular property is it's surprisingly large, well-stocked and well-screened, established garden enjoying a high degree of privacy with a warm sunny aspect. The garden enjoys shaped lawns complemented by a varied selection of shrubs, plants, trees, several seating areas and large patio area with pergola over providing a very pleasant sitting out entertaining space. Metal shed.



Shed

Constructed of metal with concrete base measuring approximately 11ft x 10ft.

Outside Boiler Room

7'6" x 4'1" (2.31 x 1.25)

With Worcester boiler concrete floor and light.

Driveway

A block paved driveway provides car standing spaces for three/four cars approached by two brick pillars with matching black painted wrought iron gates.



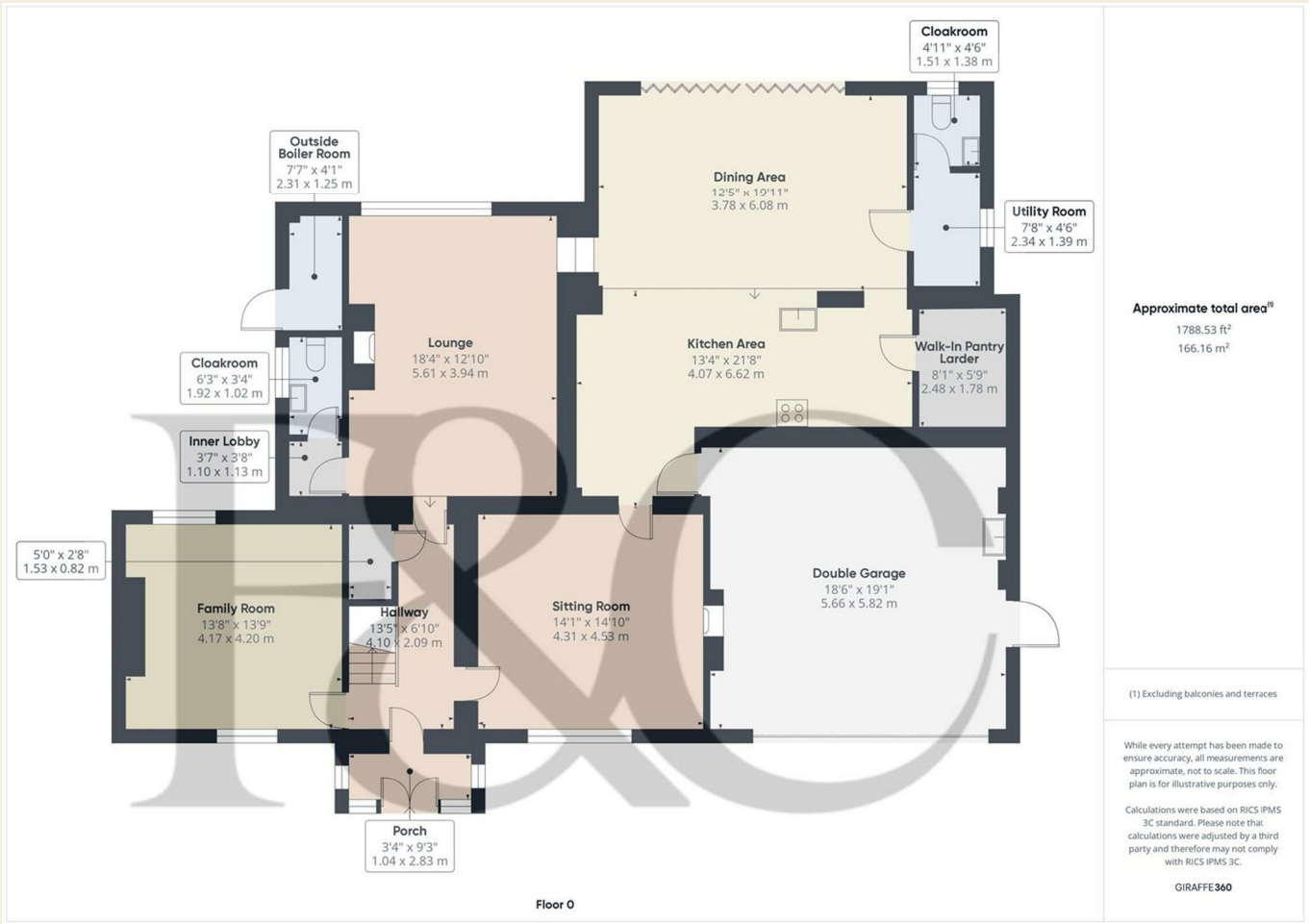
Double Garage

19'1" x 18'6" (5.82 x 5.66)

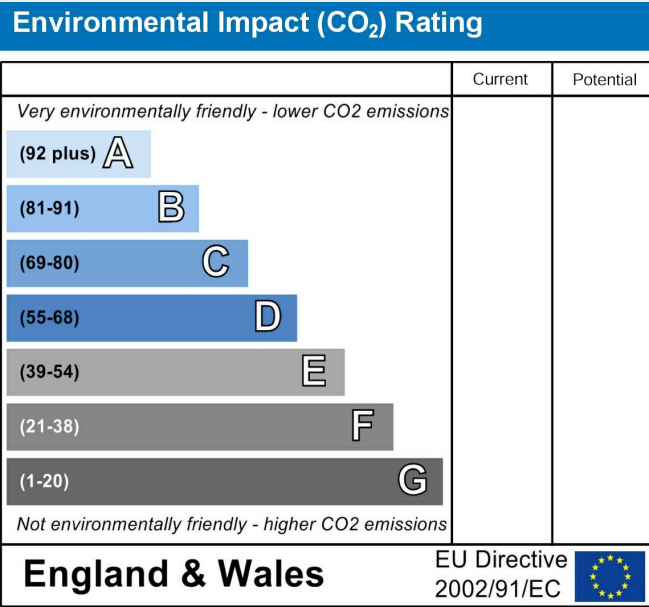
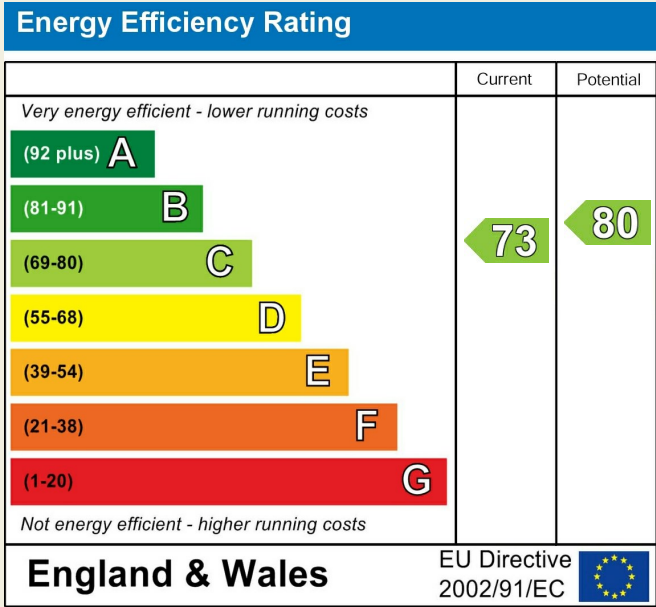
With concrete floor, power, lighting, cold water tap, electric car charging point, Belfast style sink with hot and cold tap, side personnel door, integral door giving access to property and electric front door.



Council Tax Band G



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