



3 Bed Cottage

26 Church Street, Ockbrook, Derby DE72 3RB
Offers Around £399,950 Freehold



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Cottage of Style and Character
- Nicely Tucked Away – Private Position
- Lounge & Dining Room
- Kitchen & Utility
- Three Bedrooms & Two Bathrooms
- Generous Private Garden
- Swift Access to A52 Linking to Derby, Nottingham and M1
- Mature Secluded Position – Located Close to Highly Popular Cole Lane
- Situated in Old Ockbrook Village, close to All Saints Church & Lovely Country Walks
- A True Delight – Viewing is Essential

WONDERFUL COTTAGE – Enjoying a fabulous private position, overlooking the charming old church, this beautiful three bedroom, two bathroom cottage with attractive gardens, is a true delight.

This much loved home offers surprisingly spacious accommodation and is extremely well kept to a high standard. There are many lovely character features inside and outside the property. The property is nicely tucked away and can not be seen from the road, thus having a very private position.

The house is warmed by gas central heating and offers a lounge, dining room, kitchen, utility, three double bedrooms and two bathrooms.

Outside there are attractive private well stocked gardens offering a high degree of privacy together with a outdoor kitchen/store. Easy on street car parking.

Potential to extend the house (subject to planning permission)

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

Hallway

6'10" x 5'10" (2.09 x 1.78)

With limestone travertine tile flooring, radiator with period style radiator cover, decorative painted beams to ceiling, sealed unit double glazed window with fitted blind and staircase leading to first floor with iron handrail.

Charming Lounge

18'3" x 11'0" (5.58 x 3.37)

With stone fireplace, decorative painted beams to ceiling, two radiators with radiator period style cover, fitted wall lights, panelled front door, two multi-paned windows both having fitted blinds, additional period sash style multi-paned window with fitted blind, views towards the charming old church and two internal pine latched doors.



Dining Room

13'5" x 7'8" (4.09 x 2.35)

With matching limestone travertine tile flooring, radiator with period style radiator cover, internal latched door giving access to lounge and multi-paned French doors opening onto stone patio and private gardens.



Kitchen

15'9" x 7'2" (4.82 x 2.19)

With one and a half stainless steel sink unit with chrome mixer tap, a full range of base cupboards incorporating drawers, stainless steel Smeg dual fuel cooker (negotiable on sale) with stainless steel extractor hood over, built-in stainless steel wine cooler (negotiable on sale), Smeg fridge/freezer, matching limestone travertine tile flooring, spotlights to ceiling, two sealed unit double glazed windows both having fitted blinds, charming stable door with inset window and radiator with period style radiator cover.



Pantry/Understairs Storage

5'9" x 2'9" (1.77 x 0.85)

With matching limestone travertine tile flooring, light and internal pine latched door.

Utility Room

7'9" x 6'5" (2.37 x 1.98)

With matching worktop and base cupboard with drawers, plumbing for automatic washing machine, plumbing for dishwasher, matching limestone travertine tile flooring, sealed unit double glazed window with fitted blind, charming stable door with inset window leading to private gardens and internal, French, glazed, multi-paned doors opening into dining room.



First Floor Landing

3'1" x 2'9" (0.96 x 0.85)

With the continuation of the staircase with iron handrail leading to second floor.

Double Bedroom Two

10'11" x 10'4" (3.35 x 3.16)

With built-in cupboard with shelving providing storage, a further built-in cupboard providing storage and also housing the central heating boiler, radiator, period style multi-paned sash style window to front, views towards charming old church and internal stripped latched door.



Double Bedroom Three

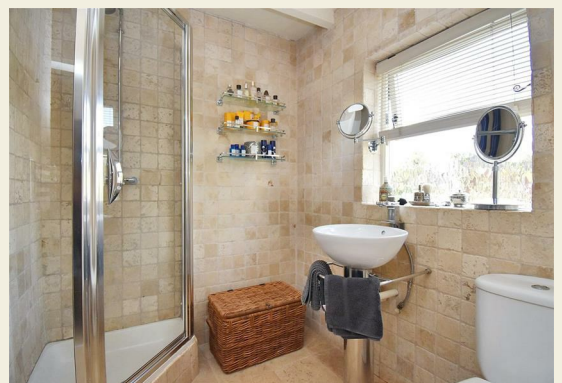
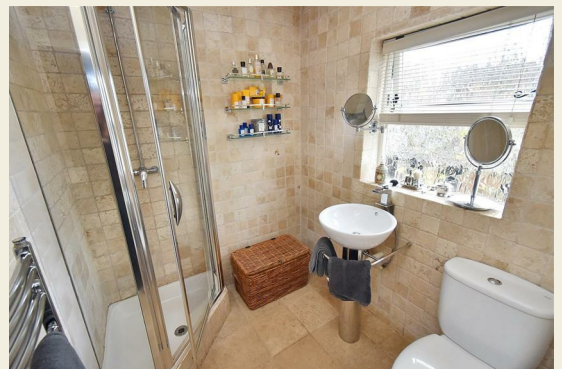
17'3" x 6'7" (5.28 x 2.01)

With two radiators, sealed unit double glazed obscure window to rear, multi-paned sash period style window to front, views towards charming old church, chimney breast incorporating period style fireplace and internal pine latched door.

Shower Room

6'3" x 5'7" (1.91 x 1.72)

With corner shower cubicle with chrome fittings including shower, circular wash basin with chrome fittings, low level WC, limestone travertine tile splashbacks with matching limestone travertine style flooring, decorative painted beams to ceiling, heated chrome towel/radiator, sealed unit double glazed obscure window with fitted blind and internal pine latched door.



Second Floor Landing

5'3" x 2'10" (1.62 x 0.87)

With sealed unit double glazed window with fitted blind.

Double Bedroom One

17'5" x 9'8" (5.33 x 2.97)

With beam to ceiling, radiator, multi-paned window with fitted blind, views towards charming old church and internal pine latched door.



Bathroom

12'10" x 5'7" (3.93 x 1.71)

With bath with chrome mixer tap with shower over and two shower screen doors, fitted wash basin with chrome fittings with chrome legs, low level WC, limestone travertine tile walls with matching limestone travertine tile flooring, heritage style towel rail/radiator, spotlights to ceiling, multi-paned window with fitted blind with deep window sill to side, additional multi-paned window to front with fitted blind, views towards charming old church, fitted wall lights, beam to ceiling and internal pine latched door.



Built-In Storage Cupboard

6'6" x 4'7" (1.99 x 1.41)

Providing storage with light.

Private Garden

This charming cottage benefits from a lovely, well kept, private, enclosed garden with views towards the charming old church with a warm sunny aspect. The garden enjoys shaped lawns and stone patio complimented by a varied selection of shrubs, plants and stone pathways with blue brick edges. A large paved terrace with gravel edges provides a wonderful sitting out entertaining space. Outside lights.



Outdoor Timber Kitchen/Store

9'6" x 5'2" (2.90 x 1.60)

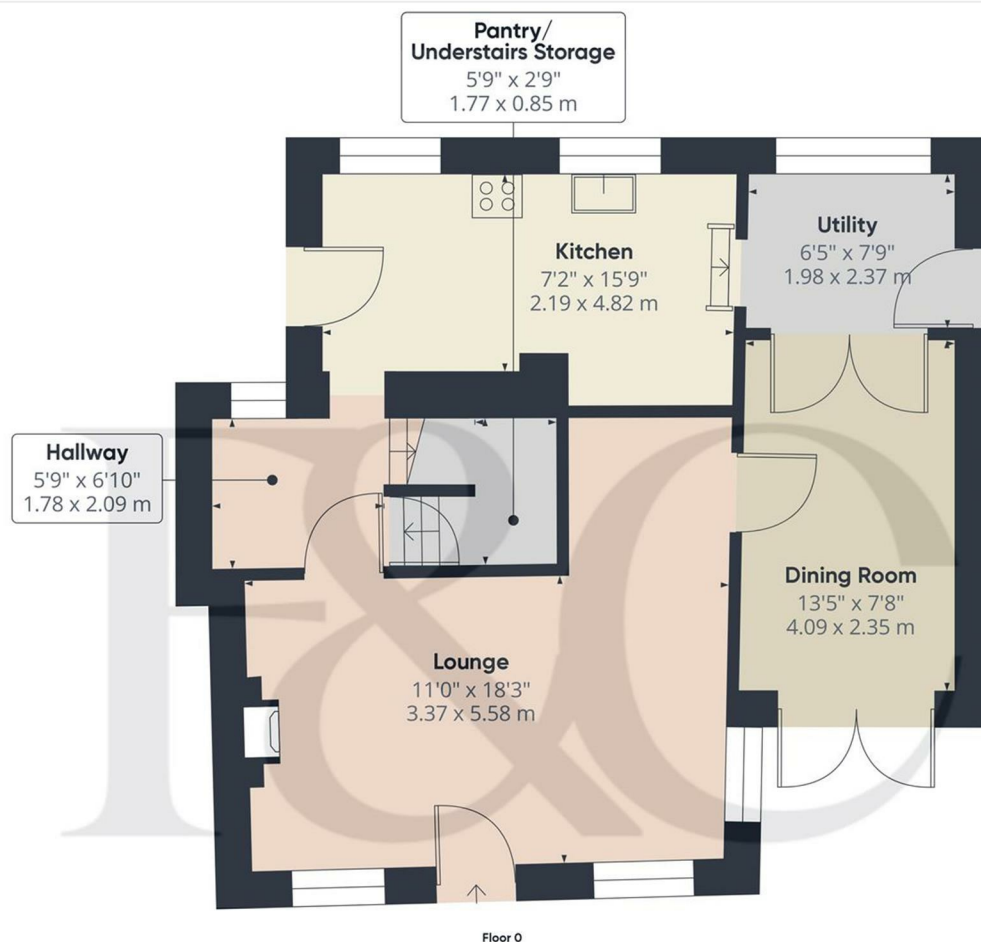
With fitted worktop, fitted base cupboard, pizza oven and double opening doors.



Easy On Street Parking

Council Tax C

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Approximate total area⁽¹⁾

584.05 ft²
54.26 m²

Reduced headroom

2.15 ft²
0.02 m²

(1) Excluding balconies and terraces

Reduced headroom

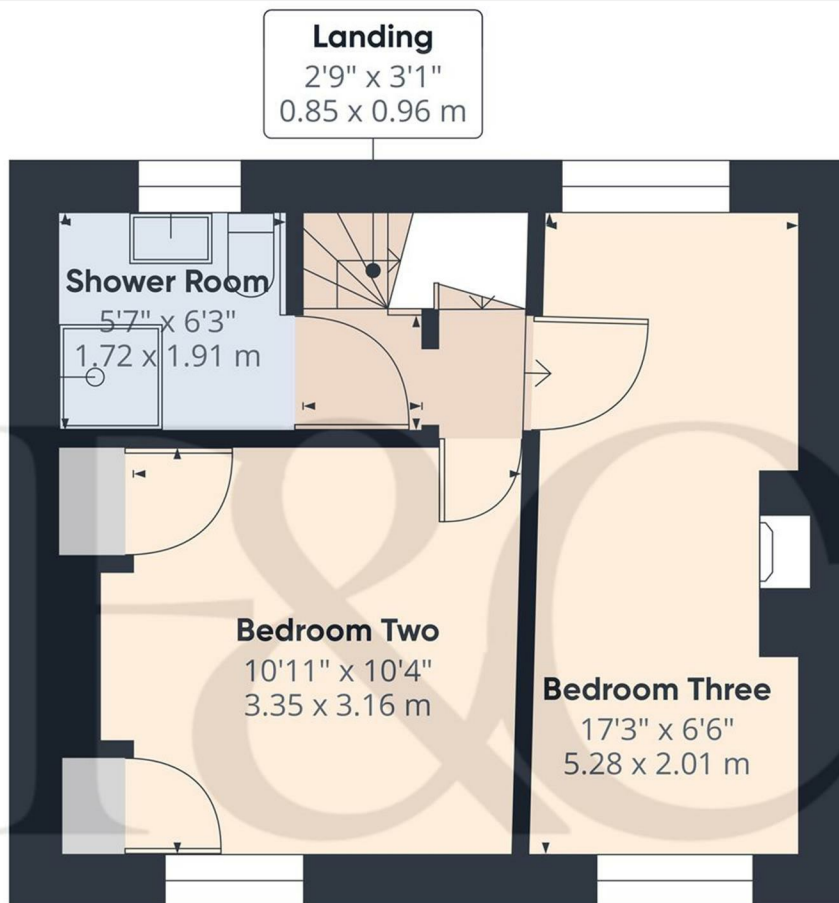
Below 5 ft/1.5 m

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

Approximate total area⁽¹⁾
299.02 ft²
27.78 m²

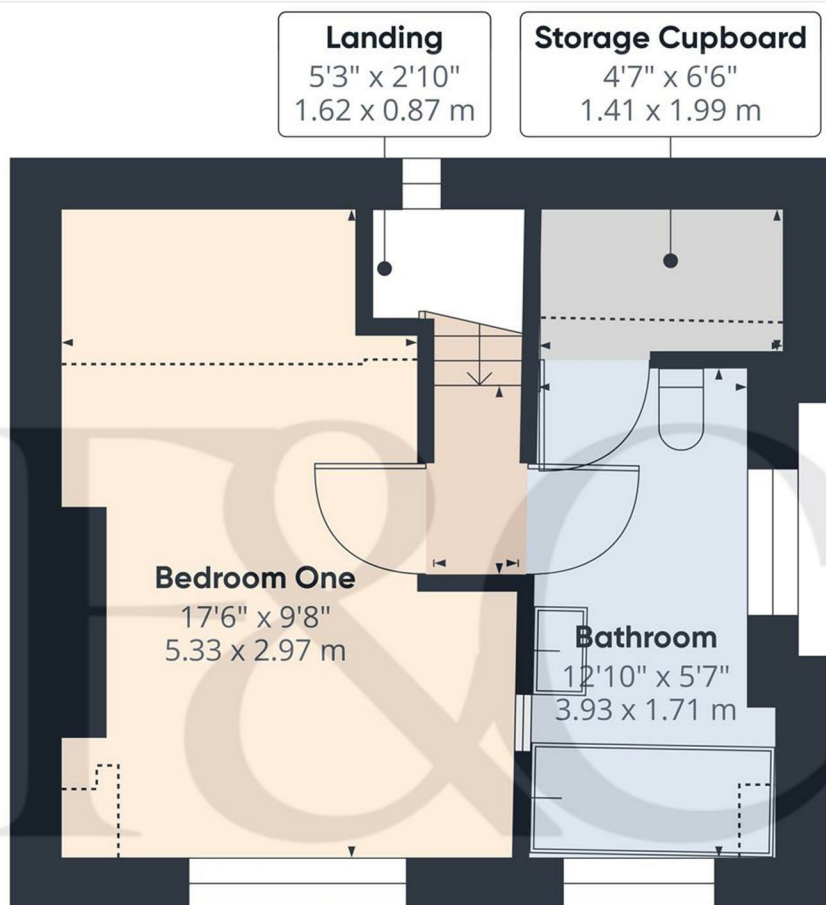
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Approximate total area⁽¹⁾

301.39 ft²
28 m²

Reduced headroom

633.13 ft²
5.46 m²

(1) Excluding balconies and terraces

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


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Floor 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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>		
England & Wales		EU Directive 2002/91/EC 

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