



## 4 Bed House - Detached

67 Cole Lane, Ockbrook, Derby DE72 3RD  
Offers Over £650,000 Freehold



4



2



2



D

**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



- Beautiful 1920s Bay Fronted Detached Home
- Located on Attractive Cole Lane in Ockbrook – Delightful Countryside Walks
- Set Well-Back – Special Position
- Lounge Area & Dining Area
- Living Kitchen/Dining Room, Utility/Cloakroom
- Four Bedrooms & Two Bathrooms
- Generous Sunny Garden Plot
- Large Driveway for Approximately Six/Seven Vehicles (Motorhome/Caravan Space)
- Double Detached Garage
- Potential Loft Conversion (Subject to Planning Permission)

A beautiful 1920s bay fronted detached home on Cole Lane offers a perfect blend of period elegance and modern living.

The house is set well back from the road, providing a sense of privacy and peace. Its special position allows for delightful countryside walks right on your doorstep, making it a haven for nature lovers and those who appreciate the beauty of the outdoors.

The generous sunny garden plot is perfect for enjoying the warmer months, whether you wish to entertain guests or simply relax in the sun.

In addition to its beautiful interiors, the property boasts a large driveway that can accommodate approximately six to seven vehicles leading to a double garage with boarded roof space, making it convenient for families with multiple cars or those who enjoy outdoor pursuits such as motorhome or caravan adventures.

#### 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

### Storm Arch Porch

With half glazed entrance door with stained glass and leaded finish opening into entrance hall.



### Entrance Hall

12'5" x 6'6" (3.79 x 2.00)

With deep skirting boards and architraves, high ceiling, coving to ceiling, herringbone style flooring, radiator, charming stained glass window with leaded finish, additional charming circular stained glass window with leaded finish and staircase leading to first floor.



### Cloakroom

8'0" x 4'11" (2.45 x 1.52)

With a low level WC, fitted wash basin with fitted base cupboard underneath, tile splashbacks, fitted storage cupboard with base drawers, radiator, featured wallpaper wall, tile flooring, double glazed obscure window and internal oak veneer door with chrome fittings.



### Through Lounge/Dining Room

24'1" x 11'10" (7.35 x 3.63)

### Lounge Area

With feature fireplace with surrounds with inset living flame gas fire and raised hearth, deep skirting boards and architraves, high ceiling, coving to ceiling, herringbone style flooring, radiator, wide open square archway leading to dining area and double glazed leaded bay window with fitted blind and aspect to front.



### Dining Area

With deep skirting boards and architraves, high ceilings, coving to ceiling, herringbone style flooring, radiator, double glazed and leaded window with fitted blind to side, double glazed and leaded window with fitted blind to front, open wide square archway leading to lounge area and internal oak veneer glazed door with chrome fittings.



### Living Kitchen/Dining Room

18'7" x 18'0" (5.68 x 5.49)

With one and a half inset sink unit with chrome mixer tap, wall and base fitted units with attractive matching worktops, built-in Neff induction hob with AEG extractor hood over, built-in Hotpoint coffee making machine, built-in Hotpoint combination microwave oven, two built-in Hotpoint electric fan assisted ovens, integrated Hotpoint fridge, integrated Hotpoint freezer, integrated Hotpoint dishwasher, deep skirting boards and architraves, high ceiling, spotlights to ceiling, tile flooring, two radiators, two matching double glazed leaded French doors opening onto sun patio and private rear garden, additional double glazed window with leaded finish to front, concealed worktop lights and internal oak veneer glazed door with chrome fittings.



### Walk-In Pantry

8'10" x 3'1" (2.71 x 0.95)

With quarry tile flooring, shelving and internal panelled door.

### Utility Room

8'0" x 6'10" (2.44 x 2.09)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, wall mounted Viessmann boiler with high efficiency hot water cylinder, space for fridge/freezer, tile flooring, plumbing for automatic washing machine, radiator and double glazed door giving access to sun patio and private rear garden.

### First Floor Landing

10'5" x 3'7" (3.20 x 1.11)

With split-level staircase, deep skirting boards and architraves, high ceiling, coving to ceiling and access to roof space.





### Bedroom One

15'2" x 8'11" (4.64 x 2.74)

With quality fitted wardrobes with sliding doors, deep skirting boards and architraves, high ceiling, two radiators, double glazed and leaded window with fitted blind to side, double glazed and leaded window with fitted blind to front and internal panelled door.



### En-Suite Bathroom

7'1" x 6'5" (2.16 x 1.96)

With bath with chrome fittings with chrome shower over and shower screen door, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled effect flooring, high ceiling, spotlights to ceiling, extractor fan, bathroom TV, double glazed and leaded window with fitted blind, heated towel rail/radiator and internal panelled door.



### Bedroom Two

12'9" x 11'10" (3.90 x 3.62)

With fitted wardrobes, deep skirting boards and architraves, high ceiling, coving to ceiling, radiator, featured wallpaper wall, double glazed and leaded window with fitted blind to front and internal panelled door.



### Bedroom Three

11'8" x 8'0" (3.56 x 2.44)

With built-in wardrobe, deep skirting boards and architraves, high ceiling, spotlights to ceiling, radiator, feature wallpaper wall, double glazed leaded window to rear and internal panelled door.



### Bedroom Four

9'1" x 8'0" (2.77 x 2.44)

With built-in wardrobe, feature wallpaper wall, radiator, deep skirting boards and architraves, high ceiling, spotlights to ceiling, double glazed and leaded window to rear and internal panelled door.



### Family Bathroom

9'5" x 8'9" (2.88 x 2.69)

With bath with chrome fittings, fitted wash basin with chrome fittings, low level WC, separate corner shower cubicle with chrome fittings including shower, tile splashbacks, tile flooring, deep skirting boards and architraves, high ceilings, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, two double glazed obscure leaded windows and internal panelled door.



### Roof Space

With loft ladder, light and offers potential for a loft conversion (subject to planning permission).

### Front Garden

The property is set well back from the attractive Cole Lane behind a deep, lawned fore-garden complemented by flower beds, borders and hedgerow.



### Rear Garden

The rear garden offers privacy with a warm, sunny aspect and enjoys an Indian stone patio/terrace area providing a pleasant sitting out entertaining space leading to a lawned garden with a varied selection of shrubs, plants and privet hedge. At the top of the garden is an additional, charming seating area with Indian stone paving and bespoke pergola over with power, lighting and heater. Garden shed and greenhouse. Outside lights and cold water tap.



### Large Driveway

The property benefits from a large, tarmac driveway with block paved edges providing car standing spaces for approximately six/seven vehicles.



### Motorhome/Caravan Space



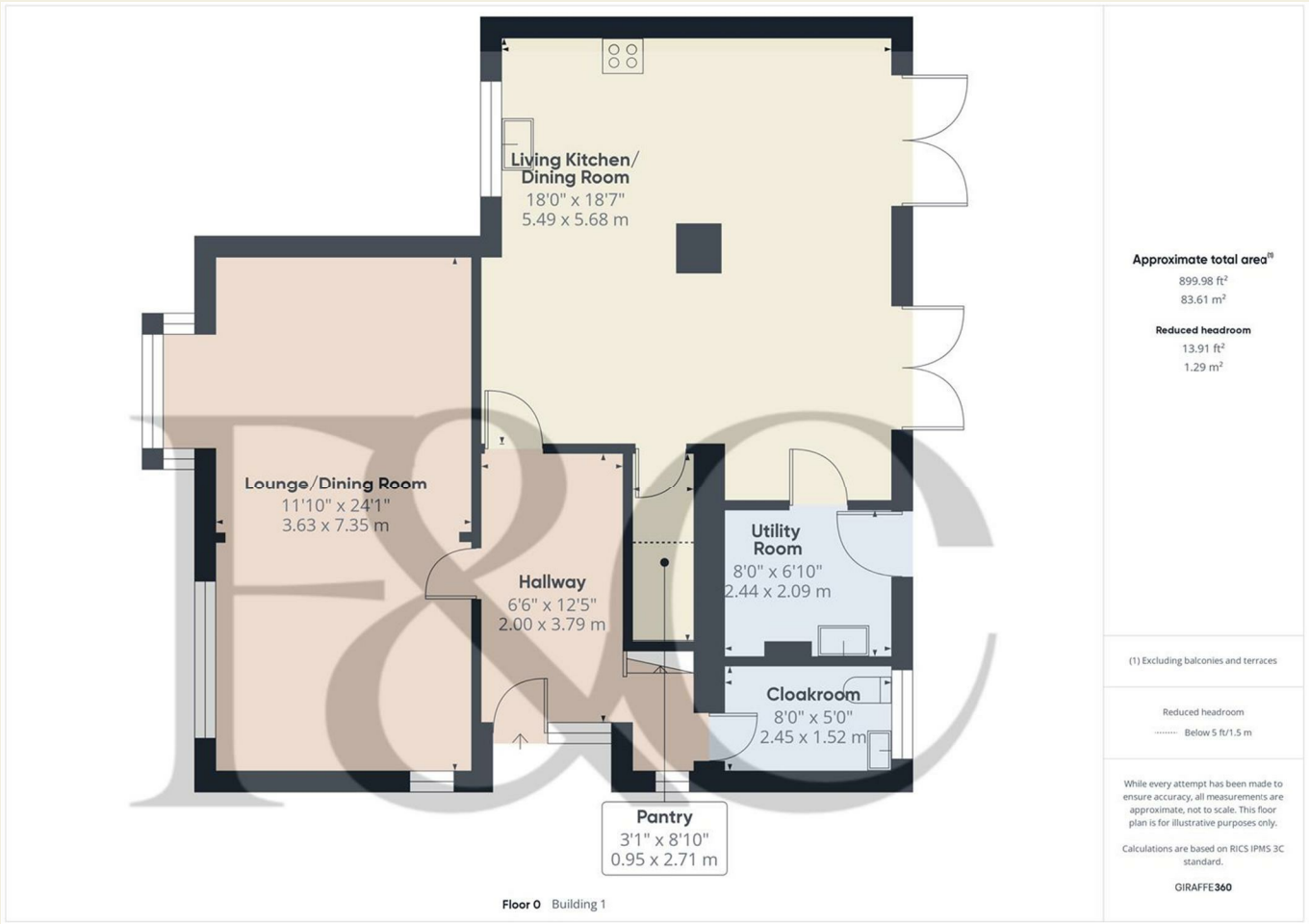
Brick Double Garage

23'2" x 16'5" (7.07 x 5.01)

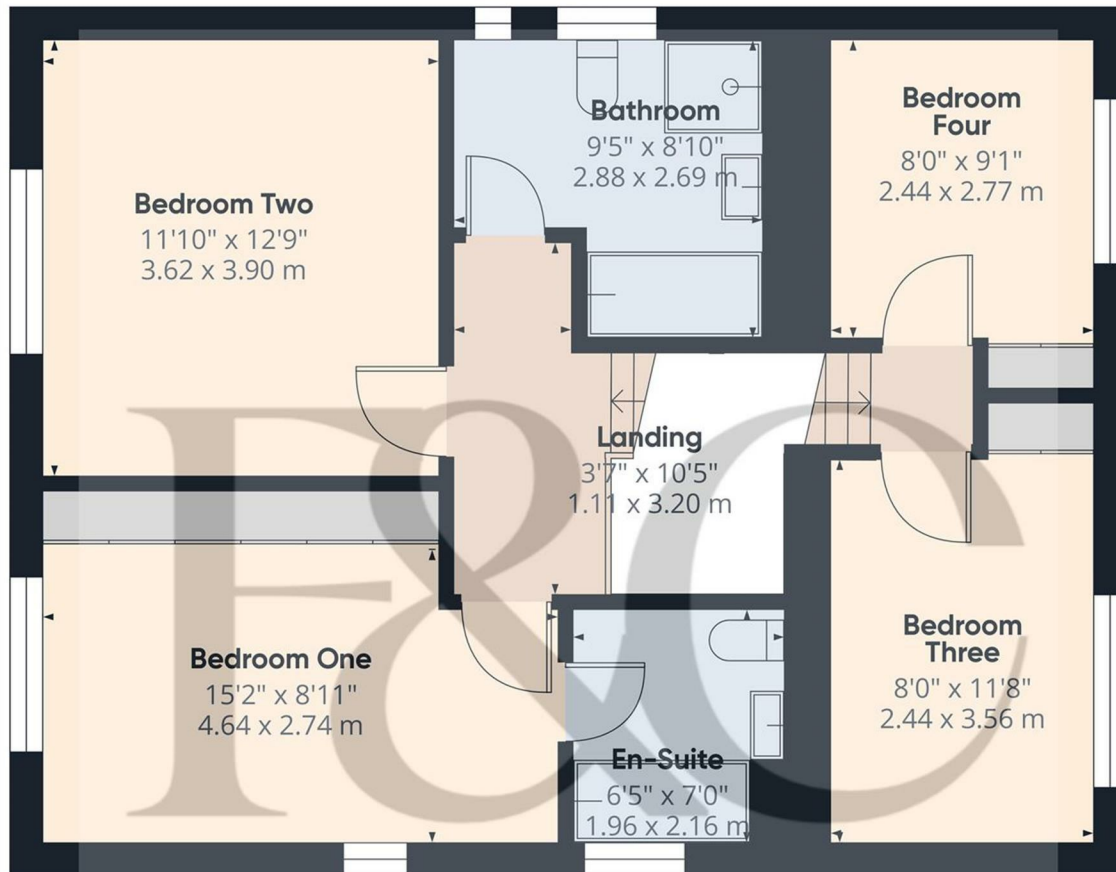
Constructed of brick and tile with power, lighting, double glazed side window, double glazed side access door, roof space providing good storage and up and over electric door.



Council Tax Band F



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
647.99 ft<sup>2</sup>  
60.2 m<sup>2</sup>

(1) Excluding balconies and terraces

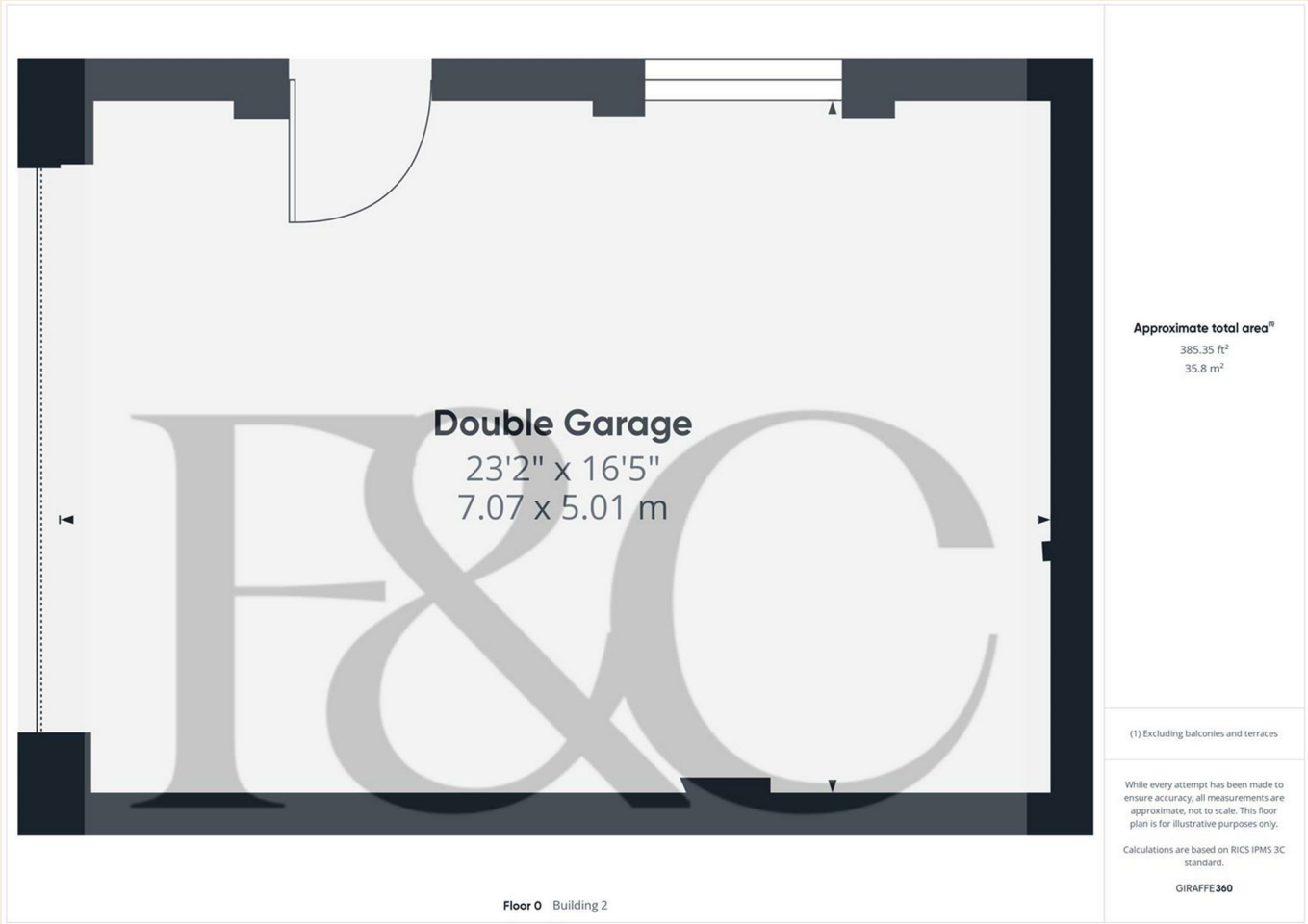
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

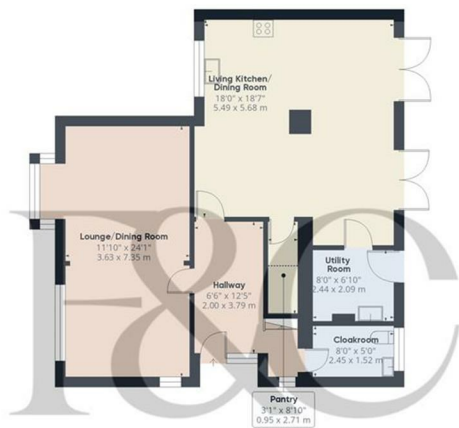
GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.





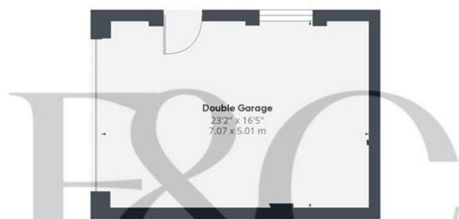
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1933.32 ft<sup>2</sup>  
179.61 m<sup>2</sup>

**Reduced headroom**

13.91 ft<sup>2</sup>  
1.29 m<sup>2</sup>

(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.

GIRAFFE360

## Energy Efficiency Rating

|                                                    | Current   | Potential                                                                                                   |
|----------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |           |                                                                                                             |
| (92 plus) <b>A</b>                                 |           | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                                   |           |                                                                                                             |
| (69-80) <b>C</b>                                   |           |                                                                                                             |
| (55-68) <b>D</b>                                   |           |                                                                                                             |
| (39-54) <b>E</b>                                   | <b>60</b> |                                                                                                             |
| (21-38) <b>F</b>                                   |           |                                                                                                             |
| (1-20) <b>G</b>                                    |           |                                                                                                             |
| <i>Not energy efficient - higher running costs</i> |           |                                                                                                             |
| <b>England &amp; Wales</b>                         |           | EU Directive 2002/91/EC  |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current | Potential                                                                                                     |
|------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |                                                                                                               |
| (92 plus) <b>A</b>                                         |         |                                                                                                               |
| (81-91) <b>B</b>                                           |         |                                                                                                               |
| (69-80) <b>C</b>                                           |         |                                                                                                               |
| (55-68) <b>D</b>                                           |         |                                                                                                               |
| (39-54) <b>E</b>                                           |         |                                                                                                               |
| (21-38) <b>F</b>                                           |         |                                                                                                               |
| (1-20) <b>G</b>                                            |         |                                                                                                               |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |                                                                                                               |
| <b>England &amp; Wales</b>                                 |         | EU Directive 2002/91/EC  |