



5 Bed House - Detached

76 Church Street, Ockbrook, Derby DE72 3SL
Offers Around £895,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Fabulous Family Detached Home
- Set Well Back – Private Position
- Lounge, Office, Garden Room
- Living Kitchen/Dining Room with Refrigerated Larder
- Five Bedrooms & Five Bathrooms
- South Facing Garden with Summerhouse/Gym
- Swimming Pool & Hot Tub
- Large Driveway – Multiple Vehicles
- Double Garage with Electric Door
- Located in the Heart of Ockbrook Village

Nestled in the charming village of Ockbrook, this fabulous detached family home offers an impressive space for families seeking both comfort and style. Set well back from the quiet road, the property enjoys a private position, ensuring peace and tranquillity for its residents.

Upon entering, you will find a lounge, office and conservatory that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the expansive living kitchen and dining room, complete with a refrigerated larder, making it ideal for family gatherings. With five generously sized bedrooms and five bathrooms, this residence caters to the needs of a growing family or those who simply enjoy having extra space.

The outdoor area is equally impressive, featuring a south-facing garden that is perfect for soaking up the sun. The garden is complemented by a summerhouse that can serve as a gym, alongside a swimming pool, providing a perfect retreat for leisure and recreation.

For those with multiple vehicles, the property boasts a large driveway and leads to a double garage.

Special Note: The property benefits from having a centralised vacuum system with vacuum points around the house and main collection in the garage.

In addition the property also has the benefit of underfloor heating with each room being individually controlled for comfort.

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 Porch

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

Entrance Hall

17'10" x 9'4" (5.46 x 2.86)

With wood flooring, underfloor heating, built-in storage cupboards, spotlights to ceiling and staircase leading to first floor.



Lounge

24'2" x 12'10" (7.37 x 3.93)

With brick fireplace with oak lintel incorporating log burning stove with raised quarry tile hearth, wood flooring, underfloor heating, coving to ceiling and internal French doors opening into conservatory.



Garden Room

13'1" x 12'4" (4.01 x 3.78)

With oak flooring with underfloor heating, thermal roof with spotlights, double glazed windows and double glazed French doors opening onto south facing rear garden.



Living Kitchen/Dining Room

25'6" x 17'3" (7.78 x 5.28)



Dining Area

With matching wood flooring with underfloor heating, spotlights to ceiling, coving to ceiling, double glazed French doors opening onto south facing rear garden and open space leading to kitchen area.



Kitchen Area

With inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with matching granite worktops, matching fitted kitchen island again with matching granite worktops and also incorporating second stainless steel sink unit with chrome mixer tap and fitted base cupboards underneath, integrated dishwasher, integrated freezer, electric AGA, matching wood flooring with underfloor heating, spotlights to ceiling, double glazed window overlooking south facing rear garden, wine fridge and wine rack.



Refrigerated Larder

3'4" x 3'0" (1.03 x 0.93)

With shelving.

Utility Room

9'5" x 7'0" (2.88 x 2.15)

With single stainless steel sink unit with hot and cold tap, wall and base units with matching worktops, Plumbing for automatic washing machine, vent for tumble dryer, wood flooring with underfloor heating, double glazed window, extractor fan and double glazed side access door.

Cloakroom

10'7" x 3'6" (3.23 x 1.09)

With low level WC, pedestal wash handbasin, wood flooring with underfloor heating, coving to ceiling, spotlights to ceiling and double glazed window.

Office

17'7" x 11'2" (5.38 x 3.41)

With wood flooring with underfloor heating, coving to ceiling, spotlights to ceiling, two double glazed windows both having fitted blinds and a separate staircase leading to bedroom five.



Double Bedroom Five

17'11" x 16'2" (5.48 x 4.95)

With wood flooring with underfloor heating, built-in wardrobes, built-in chest of drawers, spotlights to ceiling, double glazed dormer window with fitted blind with aspect to front, circular double glazed window to side and two matching double glazed Velux windows to rear.



En-Suite

8'8" x 6'3" (2.65 x 1.92)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, underfloor heating, spotlights to ceiling, extractor fan and double glazed Velux window.



First Floor Galleried Style Landing

13'0" x 12'4" (3.97 x 3.76)

With attractive balustrade, underfloor heating, spotlights to ceiling and double glazed window with fitted blind.



Double Bedroom One

12'8" x 12'3" (3.87 x 3.74)

With three built-in double wardrobes, wood flooring with underfloor heating, coving to ceiling, spotlights to ceiling, countryside views to rear and double glazed window with fitted blind.



En-Suite

8'5" x 7'10" (2.59 x 2.39)

With double shower cubicle with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tiled effect underfloor heating, additional heated electric towel rail, coving to ceiling, spotlights to ceiling, countryside views to rear, extractor fan and double glazed window.



Double Bedroom Two

14'2" x 11'2" (4.34 x 3.41)

With wood flooring with underfloor heating, spotlights to ceiling, built-in wardrobe and double glazed window.



En-Suite

8'2" x 2'11" (2.49 x 0.90)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, fully tiled walls, underfloor heating, spotlights to ceiling, additional heated chrome towel rail/radiator and double glazed window.



Double Bedroom Three

10'9" x 9'6" (3.30 x 2.91)

With built-in wardrobe, wood flooring with underfloor heating, spotlights to ceiling and double glazed window with fitted blind to front.



Double Bedroom Four

12'11" x 9'3" (3.94 x 2.84)

With two built-in double wardrobes, wood flooring with underfloor heating, spotlights to ceiling, countryside views to rear and double glazed window with fitted blind.



En-Suite

7'4" x 3'0" (2.24 x 0.92)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tiled effect splashbacks, underfloor heating, spotlights to ceiling, extractor fan and double glazed window.



Family Bathroom

12'7" x 6'6" (3.86 x 2.00)

With walk-in double shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring with underfloor heating, additional electric heated chrome towel rail/radiator, spotlights to ceiling, wall mounted mirror bathroom cabinet, built-in cupboard housing the high efficiency hot water cylinder and double glazed window.



Attic Space

39'2" x 21'2" (11.96 x 6.47)

South Facing Garden

The property benefits from a private (non-overlooked), south facing garden laid to lawn with large patio/terrace area providing a pleasant sitting out entertaining space complemented by a swimming pool and hot tub. The rear garden enjoys countryside views.



Large Driveway

The property is approached by a large tarmac driveway which leads to a block paved turning area providing car standing spaces for multiple vehicles.



Double Garage

17'7" x 15'2" (5.38 x 4.63)

With concrete floor, power, lighting, wall mounted boiler, rear personnel door and electric up and over front door.



Pump House/WC

11'11" x 6'3" (3.64 x 1.93)

Constructed of brick with a tiled roof with swimming pool pump, low level WC, two double glazed windows and double glazed door.



Summerhouse/Gym

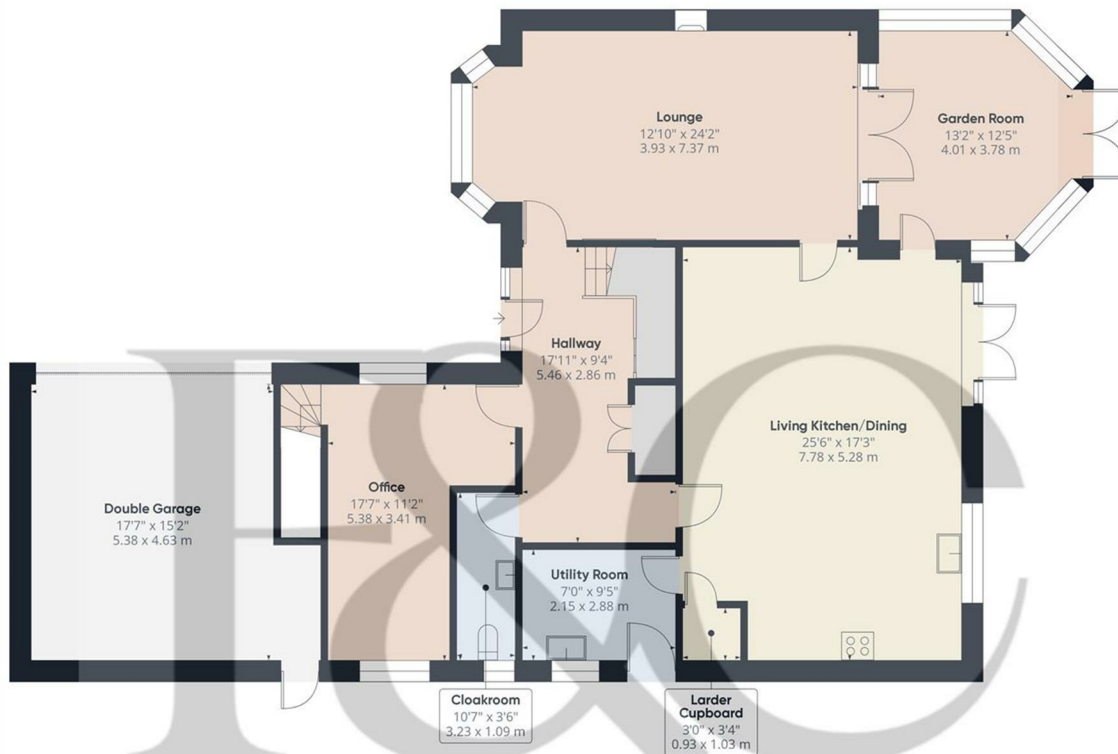
13'7" x 7'7" (4.15 x 2.33)

With power, lighting and electric heater.



Council Tax Band C





Floor 0 Building 1

Approximate total area⁽¹⁾
1659.78 ft²
154.2 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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Floor 1 Building 1

Approximate total area⁽¹⁾

1175.31 ft²
109.19 m²

Reduced headroom

52.65 ft²
4.89 m²

(1) Excluding balconies and terraces

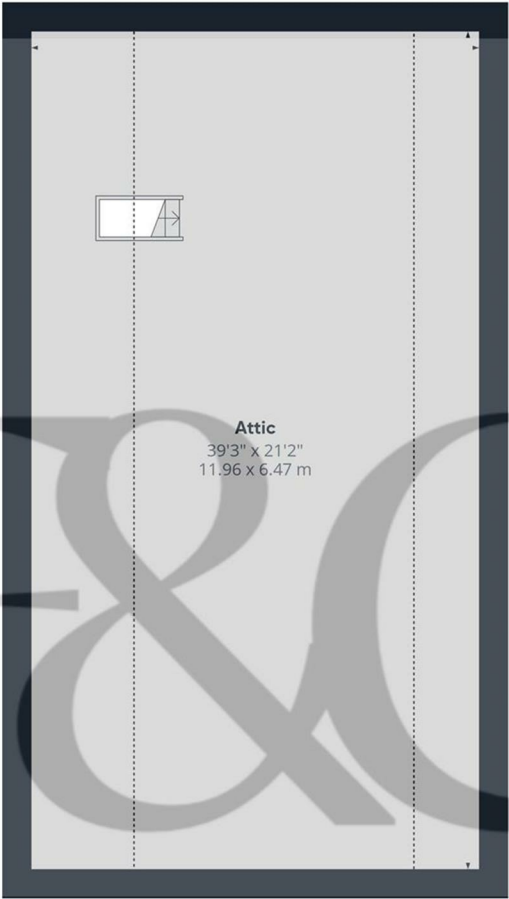
Reduced headroom

Below 5 ft/1.5 m

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Floor 2 Building 1

Approximate total area⁽¹⁾

821.29 ft²
76.3 m²

Reduced headroom

309.41 ft²
28.75 m²

(1) Excluding balconies and terraces

Reduced headroom

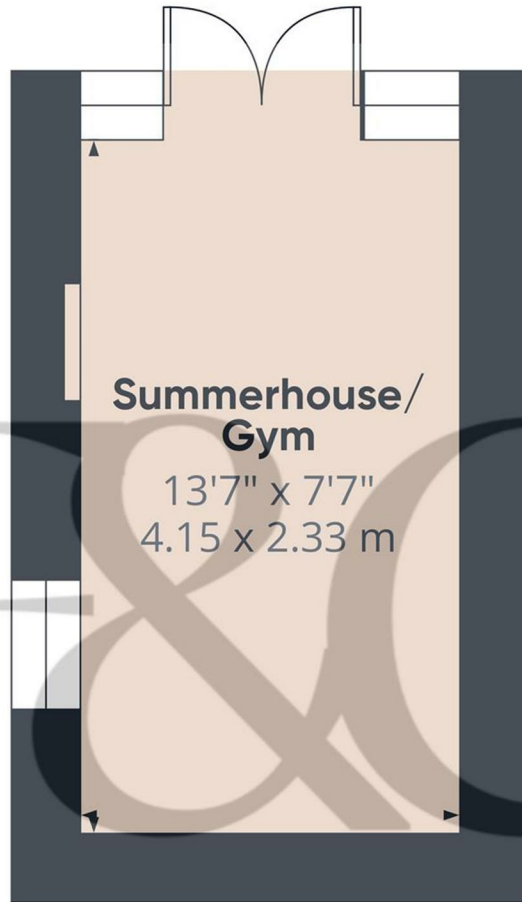
----- Below 5 ft/1.5 m

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Floor 0 Building 3

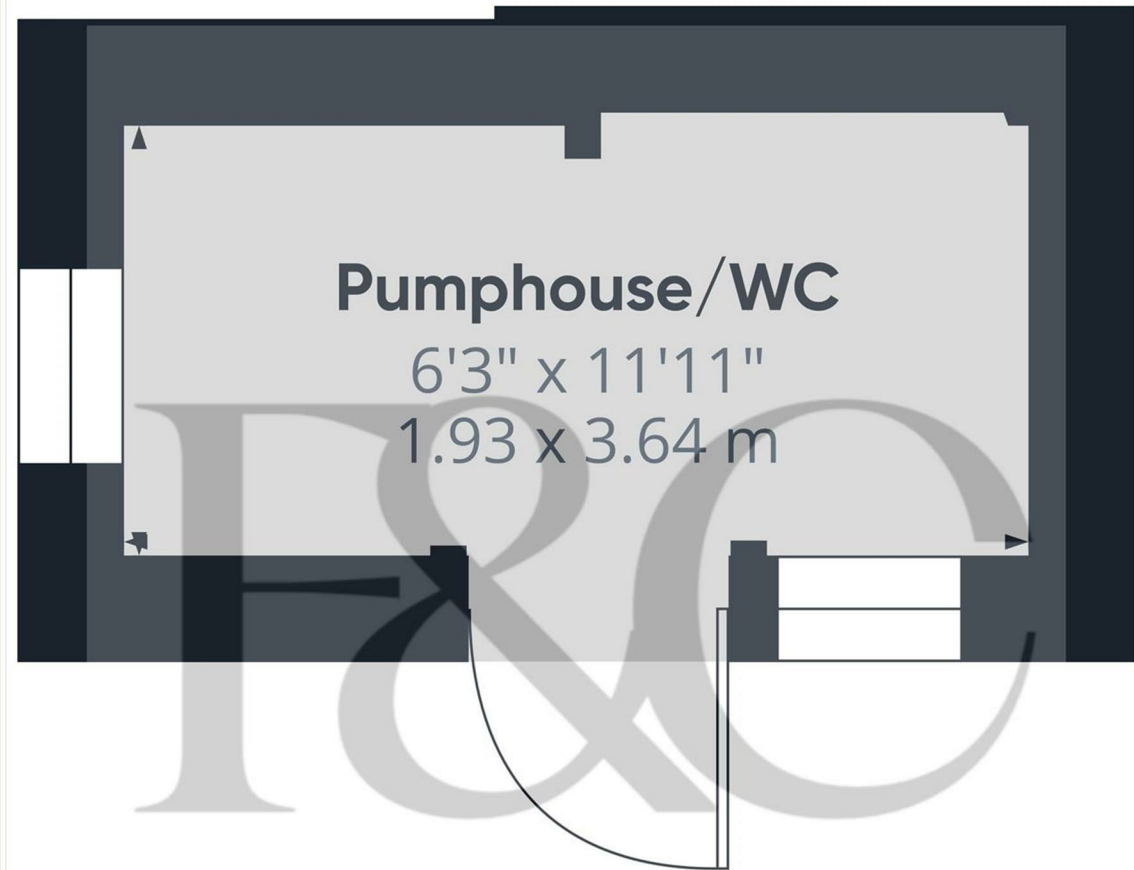
Approximate total area⁽¹⁾
104.3 ft²
9.69 m²

(1) Excluding balconies and terraces

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Floor 0 Building 2

Approximate total area⁽¹⁾
74.59 ft²
6.93 m²

(1) Excluding balconies and terraces

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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾

3835.27 ft²

356.31 m²

Reduced headroom

362.06 ft²

33.64 m²

(1) Excluding balconies and terraces

Reduced headroom


Below 5 ft/1.5 m

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	74	80
(81-91) B		
(69-80) C		
(55-68) D		
(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>		
England & Wales	EU Directive 2002/91/EC	

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