



4 Bed House - Detached

Croft Leys Bare Lane, Ockbrook, Derby DE72 3RG
Offers Around £650,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Immaculate Detached Home Located in the Heart of Ockbrook
- Set Back & Elevated Position - Far-Reaching Views
- Lounge with Log Burner & Spacious Conservatory
- Beautiful Living Kitchen/Dining Room
- Four Bedrooms & Family Bathroom
- Private South Facing Generous Garden
- Spacious Driveway - Motorhome/Caravan Space
- Benefits From Ultra High Efficiency Solar Panels
- No Chain Involved - Viewing Essential
- Fast Access To Derby & Nottingham - Delightful Countryside Walks

Nestled in the charming village of Ockbrook, this immaculate detached home offers a perfect blend of comfort and elegance. With its elevated position and set well back from Bare Lane, the property boasts far-reaching views that enhance its appeal.

One of the standout features of this property is the generous south-facing garden, which offers a private outdoor space perfect for enjoying sunny days or hosting gatherings.

The spacious driveway can accommodate up to five vehicles, making it an excellent choice for those with multiple cars or even a motorhome or caravan. Additionally, the double garage provides further storage options or space for hobbies.

This delightful home is offered with no chain, allowing for a smooth and swift purchase process.

Benefits from ultra high efficiency solar panels.

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 outside light and half glazed entrance door opening into entrance hall.

Entrance Hall

18'5" x 5'4" (5.62 x 1.63)

With radiator, solid oak wood flooring, spotlights to ceiling and staircase leading to first floor.

Cloakroom

9'11" x 3'5" (3.03 x 1.06)

With low level WC, fitted wash basin with fitted base cupboard, matching solid oak wood flooring, integrated washing machine, fitted base cupboard, fitted shelving, spotlights to ceiling, double glazed window and internal panelled door with chrome fittings.

Lounge

22'2" x 10'11" (6.76 x 3.34)

With chimney breast incorporating inset log burning stove and raised granite hearth, solid oak wood flooring, two radiators, coving to ceiling, internal bi folding doors opening into kitchen/dining room, double glazed window overlooking private garden, double glazed French doors opening into spacious conservatory and half glazed internal door with chrome fittings.



Living Kitchen/Dining Room

22'0" x 13'0" (6.72 x 3.98)



Dining Area

With matching solid oak wood flooring, radiator, internal bi folding doors opening into lounge, feature double glazed bow window with deep window sill with fitted blind with aspect to front and open space leading to kitchen area.



Kitchen Area

With one and a half inset sink unit with chrome mixer tap, wall and base fitted units with matching worktops, matching kitchen island with white worktops incorporating Neff five ring gas hob with extractor hood, built-in Neff electric fan assisted oven, integrated dishwasher, matching solid oak wood flooring, space for fridge/freezer, radiator, spotlights to ceiling, double glazed window with fitted blind to front, additional two double glazed Velux style windows to front, extractor fan, open space leading to dining area and internal panelled door with chrome fittings.



Pantry/Understairs Storage

With oak flooring, shelving and internal door.

Conservatory

16'7" x 15'9" (5.08 x 4.82)

With double glazed windows, tile flooring with underfloor heating, views of private garden and double glazed sliding patio doors.



First Floor Landing

10'6" x 2'11" (3.22 x 0.90)

With built-in storage cupboard with shelving and access to roof space.

Double Bedroom One

17'5" x 10'0" (5.33 x 3.07)

With fitted wardrobes, fitted desk, fitted shelving, radiator, double glazed window with aspect to front, far-reaching views to rear, double glazed French doors with Juliet style balcony and black painted wrought iron railings and internal door with chrome fittings.



Double Bedroom Two

10'0" x 10'9" (3.05 x 3.30)

With fitted wardrobes, feature wallpaper wall, radiator, far-reaching views to rear, double glazed window and internal door with chrome fittings.



Double Bedroom Three

11'0" x 10'10" (3.36 x 3.32)

With double wardrobe with sliding doors, radiator, double glazed window to front and internal door with chrome fittings.



Bedroom Four/Study

10'11" x 7'5" (3.34 x 2.28)

With radiator, far-reaching views to rear, double glazed window and internal door with chrome fittings.



Family Bathroom

7'5" x 6'7" (2.28 x 2.01)

With bath with shower over with shower screen door, fitted wash basin, low flush WC, tiled walls, heated chrome towel rail/radiator, spotlights to ceiling, double glazed obscure window to side, double glazed obscure window to front and internal door with chrome fittings.



Front Garden

The property stands well back from the lane behind a brick retaining wall and well-stocked fore-garden with shrubs, yew tree, cherry blossom tree and neatly cut artificial turf.



Rear Garden

Being of a major asset to the sale of this particular property is it's lovely, private, warm, southerly facing, generous sized, enclosed rear garden laid to lawn with a varied selection of shrubs, plants, trees and productive vegetable garden with greenhouse.



Generous Driveway

A tarmac driveway with block paved edges provides car standing spaces for approximately four/five cars.



Motorhome/Caravan Space

There is space for a motorhome/caravan to the front of the property.



Garage One

17'2" x 8'5" (5.25 x 2.57)

With concrete floor, power, lighting, double glazed window, rear access door and double opening front doors.



Garage Two

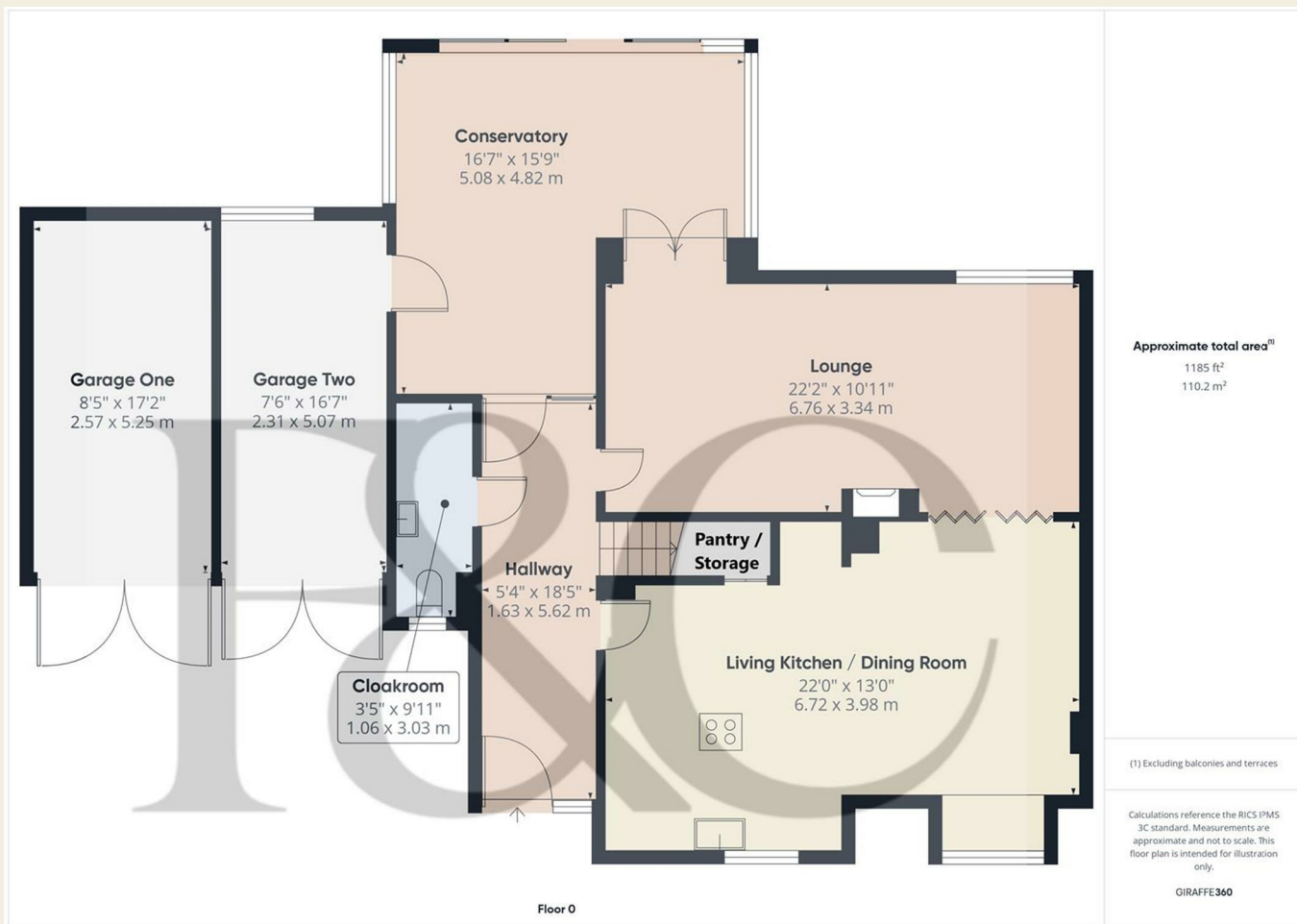
16'7" x 7'6" (5.07 x 2.31)

With concrete floor, power, lighting, electric car charging points, double glazed window to rear, integral door giving access to property and double opening front doors.

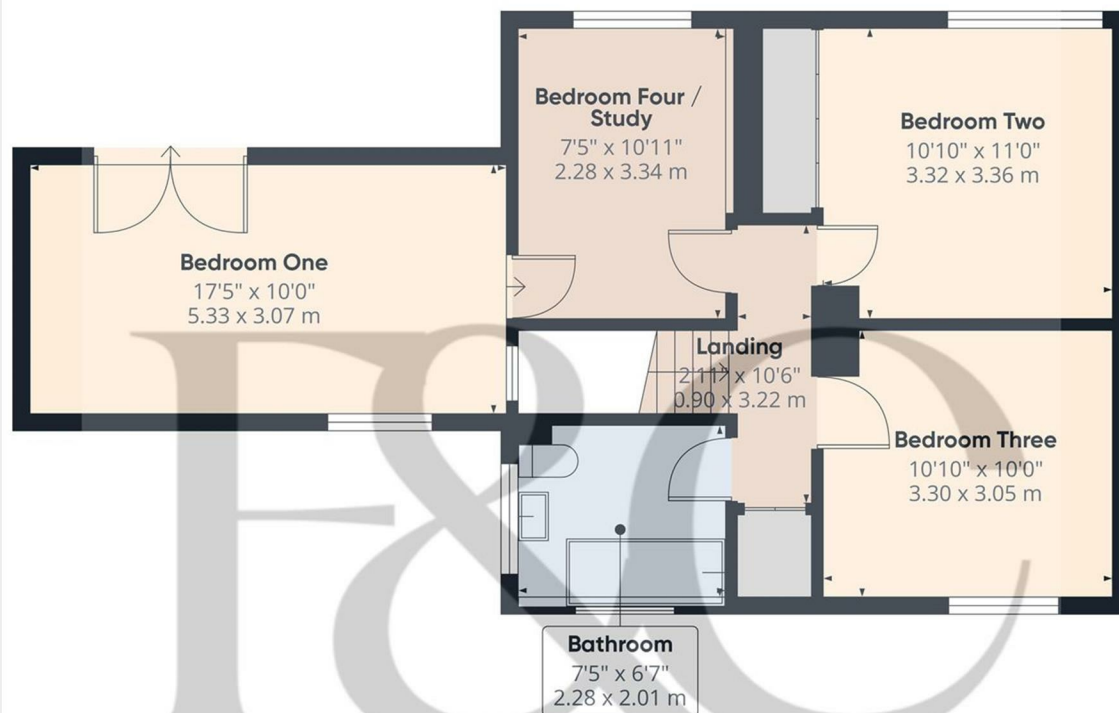
Council Tax - E

Erewash





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Approximate total area⁽¹⁾
603 ft²
55.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(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		
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