



4 Bed House - Detached

171 The Ridings, Ockbrook, Derby DE72 3SH
Offers Around £685,000 Freehold



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**Fletcher
& Company**

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- Spacious Detached Property Located on the Edge of Ockbrook Village
- Close to Open Countryside – Delightful Walks
- Lounge & Family Room
- Living Kitchen/Dining Room
- Utility & Cloakroom
- Four Bedrooms & Two Bathrooms
- South Facing Garden
- Driveway for Two/Three Vehicles – Electric Charging Point
- Garage Bike Store
- Sought-After Position in Ockbrook Village

Nestled on the edge of the charming village of Ockbrook, this spacious detached house offers a perfect blend of comfort and modern living.

The property boasts a lounge and family room that provides a warm and welcoming atmosphere for relaxation and entertainment. The heart of the home is undoubtedly the expansive living kitchen and dining room, designed to cater to both family gatherings and intimate dinners. The property features four bedrooms and two bathrooms.

Outside, the south-facing garden is a true highlight, offering a sun-drenched space for outdoor activities and gardening.

A driveway provides car standing spaces with electric car charger and useful garage bike store.

With its prime location in Ockbrook, you will enjoy the benefits of a peaceful community while remaining close to local amenities and transport links.

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

4'11" x 3'0" (1.52 x 0.93)

With double glazed entrance door, built-in coats/shoe cupboard, double glazed Velux window and half glazed internal door giving access to entrance hallway/study area.

Hallway/Study Area

18'0" x 8'11" (5.51 x 2.72)

With radiator, understairs storage cupboard, fitted corner oak desk with fitted base cupboards and matching shelving and staircase leading to the first floor.



Cloakroom

5'7" x 4'1" (1.72 x 1.26)

With low level WC, fitted wash basin with fitted cupboard underneath, radiator, double glazed window with fitted blind and internal panelled door.

Lounge

16'11" x 13'6" (5.16 x 4.14)

With fireplace with surround, living flame gas fire and raised hearth, two radiators, internal bifold doors opening into living kitchen/dining room and double glazed sliding patio door opening onto south facing, private, rear garden.



Family Room

17'5" x 10'1" (5.31 x 3.09)

With spotlights to ceiling, double glazed window to side with fitted blind, radiator, double glazed window with fitted blind to front, two further double glazed Velux windows both having fitted blinds and internal half glazed door.



Living Kitchen/Dining Room

19'5" x 14'4" (5.94 x 4.39)

Dining Area

With a further range of storage cupboards with matching worktops, radiator, spotlights to ceiling, double glazed window with fitted blind and internal bifolding doors giving access to lounge.



Kitchen Area

With single sink unit with mixer tap, wall and base fitted units with matching worktops, built-in electric hob with extractor hood over, built-in double electric Fan assisted oven, plumbing for automatic washing machine, wine cooler, integrated dishwasher, spotlights to ceiling, concealed worktop lights, double glazed window with fitted blind, double glazed side access door and open space leading to dining area.



Utility

10'4" x 9'8" (3.17 x 2.97)

With single stainless steel sink unit with mixer tap, wall and base fitted storage cupboards, fitted worktop, tile flooring, plumbing for automatic washing machine, extractor fan, double glazed window with fitted blind and half glazed internal door.

First Floor Landing

9'0" x 6'4" x 5'11" x 2'9" (2.75 x 1.95 x 1.81 x 0.86)

With radiator, access to roof space and double glazed window with fitted blind.

Bedroom One

19'7" x 14'6" (5.99 x 4.43)

With fitted wardrobes, radiator, double glazed window with fitted blind and internal panelled door.



En-Suite

9'1" x 7'7" (2.77 x 2.32)

With separate corner shower cubicle, two wash basins both having fitted cupboards underneath, low level WC, fully tiled walls, tiled flooring, heated towel rail/radiator, spotlights to ceiling, wall mounted storage cupboards, two matching wall mounted mirrors, double glazed window with fitted blind and internal panelled door.



Bedroom Two

10'10" x 10'7" (3.32 x 3.24)

With fitted wardrobes, radiator, double glazed window with fitted blind and internal panelled door.



Bedroom Three

12'5" x 9'1" (3.80 x 2.78)

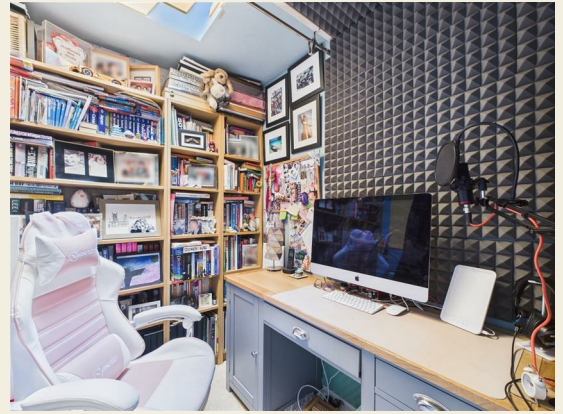
With fitted wardrobes, radiator, double glazed window with fitted blind and internal panelled door.



Bedroom Four

7'11" x 7'4" (2.43 x 2.24)

With radiator, double glazed skylight window and internal panelled door.



Family Bathroom

9'1" x 8'3" (2.77 x 2.54)

With bath, wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with shower, tile splashbacks, tile flooring, radiator, spotlights to ceiling, extractor fan, storage cupboard, double glazed window with fitted blind and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a lawned fore-garden with fencing and handgate giving access to pathway leading to the entrance door and attractive holly tree.



Rear Garden

To the rear of the property is a private, south facing rear garden laid to lawn with sun patio and side access providing storage with access gate.



Driveway

A tarmac driveway provides car standing spaces for two/three cars with electric charging point.

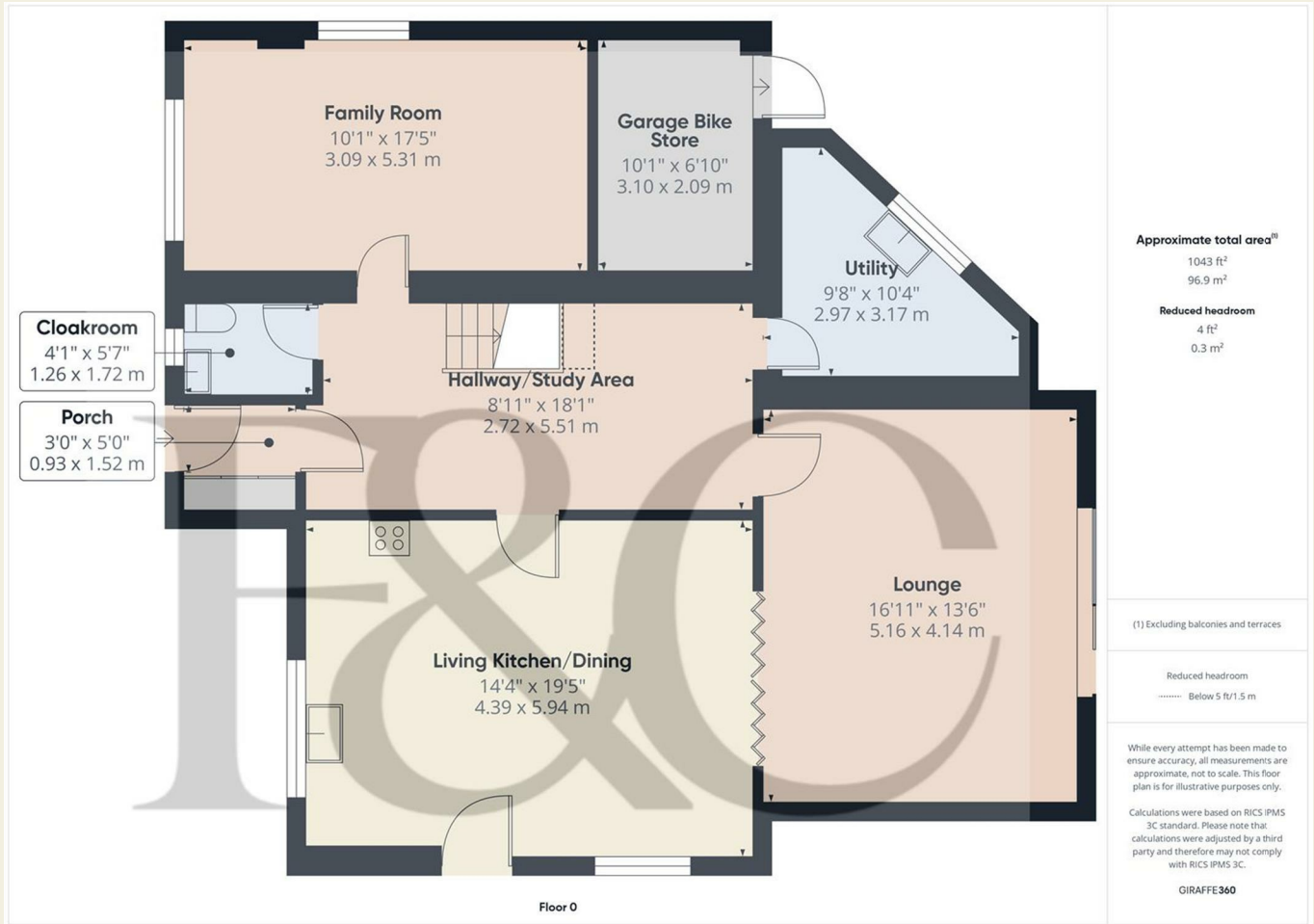


Garage Bike Store

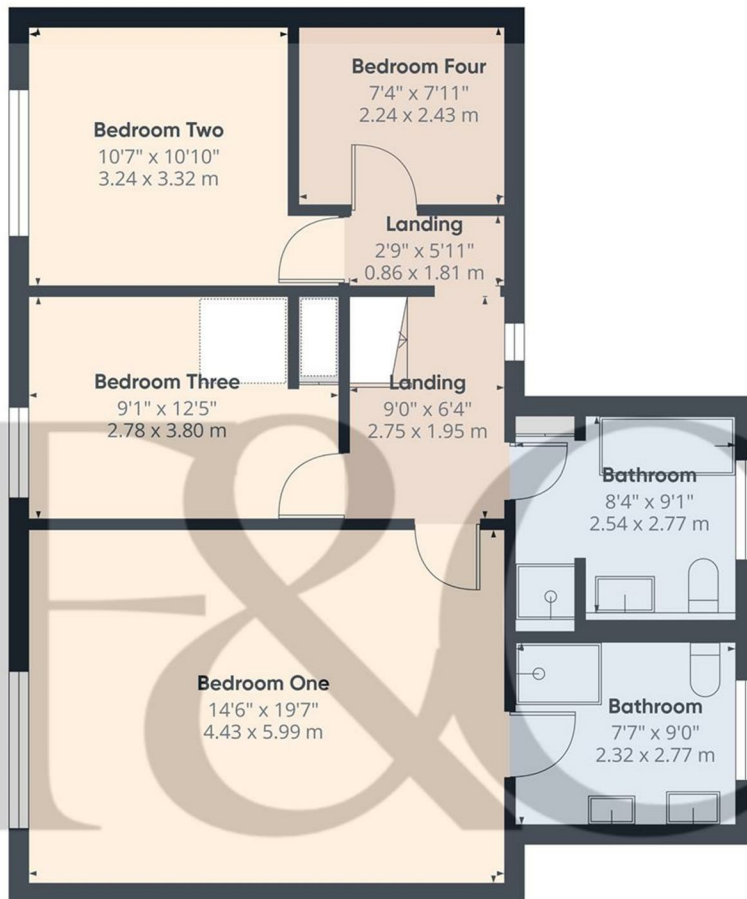
10'2" x 6'10" (3.10 x 2.09)

A concrete floor, power, lighting, fluorescent light and rear access door to garden.

Council Tax Band E



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Floor 1

Approximate total area⁽¹⁾
776 ft²
72.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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