



## 242 Victoria Avenue, Ockbrook, Derby, DE72 3RL

**£575,000**



Situated within the popular residential district of Ockbrook, a short distance from local facilities in Borrowash, this is a substantial detached family home which benefits from gas central heating, double glazing and delightful gardens to the rear.



# 242 Victoria Avenue, Ockbrook, Derby, DE72 3RL

£575,000



## DIRECTIONS

Leave Derby city centre along the A52 and take the Ockbrook/Borrowwash turning. At the junction turn left onto Victoria Avenue where the property is situated on the right hand side clearly identified by our "For Sale" board.

This unique family home, which must be viewed to be fully appreciated, offers an excellent opportunity for upgrade and modernisation to further enhance this magnificent property.

In brief the accommodation comprises an entrance porch with double glazed sliding door and main door leading to spacious entrance hallway and staircase leading to the first floor. Ground floor cloakroom. The ground floor is further complimented by a large lounge with feature gas fire set within a decorative stone surround and open plan access to a dining area. The spacious kitchen has ample space for appliances and occasional dining furniture and there is a further sitting room/study with views over the front of the property. To the first floor the house has the benefit of a spacious landing which gives access to three double bedrooms, bathroom with bidet and shower and a separate WC.

A particular feature of this property are the extensive grounds to the rear. The back garden is overlooked by a large patio with steps leading down to a lawn which is

bordered by mature hedges and trees. Greenhouse. To the front elevation the property has a gate opening to a sizeable driveway with further lawn, tall hedges and access to a large garage.

Ockbrook is a highly sought after residential location situated perfectly for access to both the cities of Derby and Nottingham which are easily accessible by the A52 close by. Aswell as plentiful pubs and facilities within Ockbrook village itself, Borrowwash is within a short walk and offers further extensive facilities including shops, bars and medical facilities.

## PORCH

With tiled floor, exposed brickwork and double glazed window to the front elevation. Front door to:

Properties in this location offering such opportunities for further enhancement rarely become available and viewing is recommended at the earliest opportunity.

The property is perfectly positioned for ease of access to the A50, A52 and M1 corridor.

## ACCOMMODATION

Entering the property through sliding double glazed patio door into:

## HALLWAY

Spacious entrance hallway with open tread staircase leading to the first floor, polished wooden floor, radiator with shelf over, open

under stairs storage, controls for burglar alarm and access to ground floor cloakroom with low level WC, wash hand basin and frosted window.

### **LOUNGE**

11'8" x 21'8" (3.56m x 6.60m)

This bright and spacious room has a double glazed window overlooking the front elevation, patio door leading to the rear patio, polished wooden floor and feature stone fireplace with inset gas fire, hearth and shelving. The room has a radiator, TV point and open plan access to:

### **DINING AREA**

10' x 11'10" (3.05m x 3.61m)

With wooden flooring running through from the main lounge area, patio door to the rear patio, radiator with shelf above and ample space for dining furniture.

### **DINING KITCHEN**

10'4" x 18'4" (3.15m x 5.59m)

Fitted with a range of work surface/preparation areas, wall and base

cupboards and an integrated gas hob and extractor. The kitchen has a stainless steel sink unit with mixer tap beneath a double glazed window overlooking the front elevation and there is space for a fridge, space for a freezer, space for a dishwasher, space for a washing machine, space for a tumble dryer. The room has a patio door leading to the rear elevation, double radiator, space for dining table, and wall mounted boiler providing domestic hot water and central heating.

### **SITTING ROOM/STUDY**

10'5" x 10'7" (3.18m x 3.23m)

Situated at the front of the house, this versatile room is used by the current vendor as a sitting room but could easily be used as a study or playroom. The room has a double glazed window to the front elevation and radiator.

### **TO THE FIRST FLOOR**

### **SPACIOUS GALLERIED LANDING**

With access to the loft, radiator and a high



level double glazed window to the front elevation.

### **BEDROOM ONE**

11'11" x 17'10" (3.63m x 5.44m)

Maximum measurement.

With double glazed window overlooking the rear garden, double radiator and fitted bedroom furniture to include wardrobes and cupboards.

### **BEDROOM TWO**

14'7" x 12'8" (4.45m x 3.86m)

Maximum measurement.

Measurement taken to the front of the wardrobes.

Double glazed window to the rear elevation, radiator and fitted wardrobes with cupboards above.

### **BEDROOM THREE**

9'7" x 11'10" (2.92m x 3.61m)

With double glazed window to the front elevation and radiator.

### **FAMILY BATHROOM**

12'5" x 10'5" (3.78m x 3.18m)

Maximum measurement into eaves.

Restricted headroom in parts.

The large family bathroom has a pedestal wash hand basin, bidet and central bath with separate glazed shower cubicle and complementary tiling. Frosted double glazed window, radiator and inset ceiling spotlights.

### **SEPARATE WC**

With low level WC, radiator and frosted double glazed window.

### **OUTSIDE**

Outside the property benefits from a generous plot which is a particular feature of the house and allows for potential extension or development of the property subject to the appropriate planning and building regulation approval.

To the rear the property has a large patio area, ideal for summer entertaining with steps leading down to a large lawn with well stocked borders and mature trees. To the



front elevation the property has a gate which opens to reveal a large block paved driveway which is complemented by a front lawn and mature hedging. Access to:

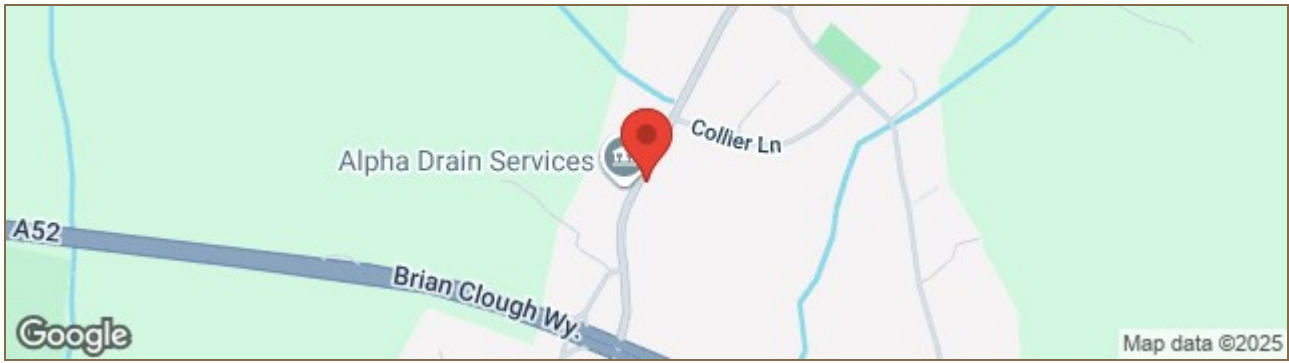
## **GARAGE**

10'7" x 35' (3.23m x 10.67m)

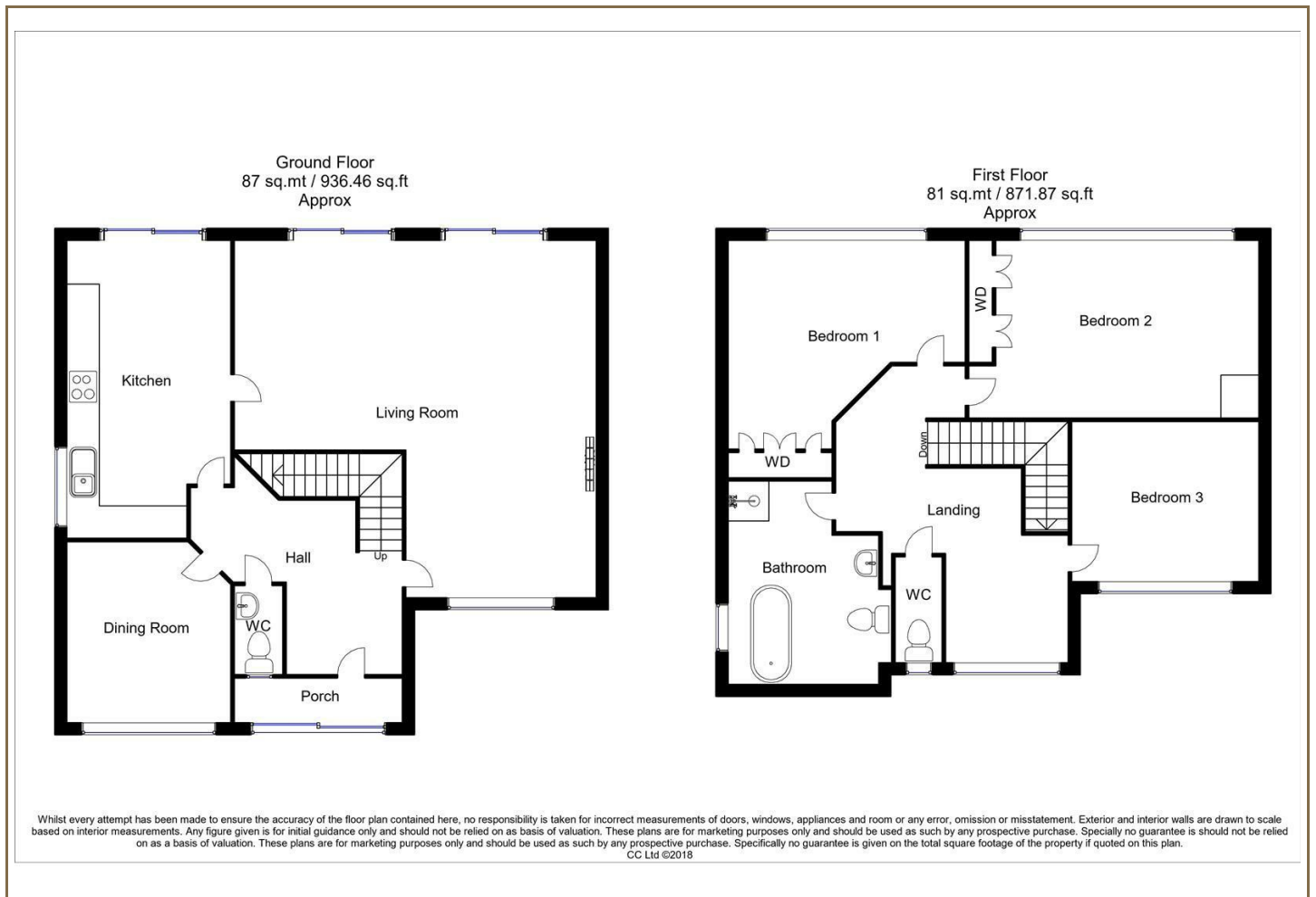
The large Garage is a particular feature of the property and is accessed from the front of the property through double opening doors. The front area is ideal for vehicle storage and has two personal doors leading to the garden. There is then an inner wall which narrows this space slightly to offer a second area of the garage which the current vendors use as storage for garden equipment but could easily be used as a workshop. Two windows overlooking the garden.



## Road Map



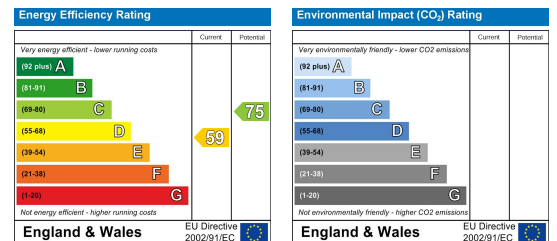
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk