



42 Pares Way, Ockbrook, Derby, DE72 3TL

£329,950



Situated in the heart of Ockbrook, a short distance from local shopping facilities and Locko Park, this is a well appointed three bedroom detached house which benefits from gas central heating and double glazing. No chain with vacant possession.



DIRECTIONS

Leave Derby city centre along the A52 and exit the road at the Borrowash turning. At the junction turn left onto Victoria Avenue and proceed into Ockbrook. At the next junction turn left onto Bare Lane. Turn right onto Pares Way where the property is situated on the left hand side clearly identified by our "For Sale" board.

The current vendors have spent considerable time and effort in the presentation of this delightful house which in brief comprises an entrance hall with staircase leading to the first floor, lounge/dining room and kitchen with integrated appliances. To the first floor are three good sized bedrooms and a bathroom with shower over the bath.

Outside the property benefits from a garden to the rear which has been laid for ease of maintenance and to the front and side there is a driveway and further front garden.

The village of Ockbrook is a highly desirable location and has a range of facilities including shops and public houses. The village has ease of access to Derby city centre with its wealth of bars, restaurants and the Derby shopping centre and Nottingham is within easy commuting distance. The property is perfectly positioned for ease of access to the A50 giving onward travel to the A52 and M1 corridor.

This sale represents an excellent opportunity to acquire a superb family home which must be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

With staircase leading to the first floor and radiator.

LOUNGE/DINING ROOM

11' x 24'2" (3.35m x 7.37m)

This large room is the focal point to the property and has ample space for both dining room and living room furniture. There is a double glazed window to the front elevation, double glazed window to the rear elevation and two radiators.

KITCHEN

10'5" x 8'3" (3.18m x 2.51m)

With a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor. The kitchen has a sink unit beneath a double glazed window overlooking the rear elevation and there is space for a washing machine, radiator, alcove for a freestanding fridge/freezer, useful understairs storage and double glazed door to the rear.

TO THE FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE

10'1" x 12'11" (3.07m x 3.94m)

With double glazed window and radiator.

BEDROOM TWO

11' x 10'1" (3.35m x 3.07m)

With double glazed window and radiator.

BEDROOM THREE

7'2" x 9'2" (2.18m x 2.79m)

With double glazed window, radiator and wardrobe.

BATHROOM

7' x 8'2" (2.13m x 2.49m)

With low level WC, pedestal wash hand basin, bath and shower.

OUTSIDE

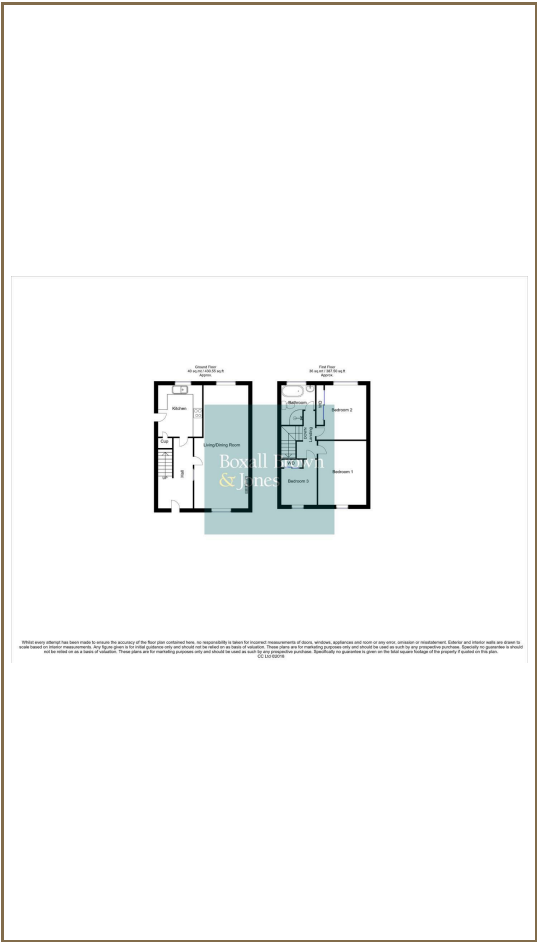
Outside the property benefits from a garden to the rear which has been laid for ease of maintenance and there is a garden shed.

To the front elevation there is a further driveway and garden to the front and side of the property.

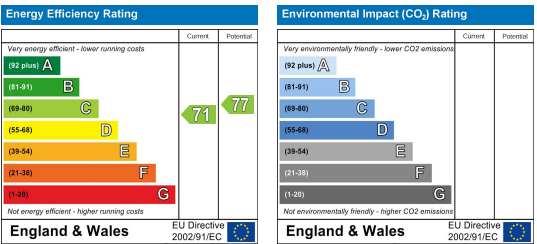
Area Map



Floor Plans



Energy Efficiency Graph



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