



Victoria Avenue,  
Ockbrook, Derbyshire  
DE72 3RL

**£675,000 Freehold**



A FIVE BEDROOM, DOUBLE FRONTED TRADITIONAL DETACHED PROPERTY RETAINING MANY ORIGINAL FEATURES AND BEING FOUND IN THIS SOUGHT AFTER VILLAGE.

Robert Ellis are delighted to bring to the market this exquisite, double-fronted period property which is situated in the highly desirable area of Ockbrook. Boasting 12ft ceilings, sash windows, and a wealth of original features, the spaciousness and charm of this residence make it truly unique. The property offers five bedrooms, three reception rooms, a garage, and the added security of electric gates. The property offers open field views to the rear aspect. There is a large split level landing leading to the five bedrooms, so if character in a property is what you're looking for, this could be the one for you. The property is ideally located to local shops and amenities including school catchment and a short distance to the A52 providing access to Derby, Nottingham and the M1.

This property boasts original features throughout and electric gates to the front aspect. Internal accommodation briefly comprises of a stunning hallway, three reception rooms, kitchen diner, utility and to the first floor the landing leads to the five bedrooms and the bathroom.

The property is within a few minutes from the centre of Borrowash where there is a Co-op store, a Bird's bakery, a well regarded butchers and fish mongers, there are healthcare and sports facilities which includes several local golf courses, walks in the nearby open countryside and at Elvaston Castle which is only a few minutes drive away, Deans Drive park and play area is also nearby, there are excellent schools for all ages within easy reach of the property and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

With door to the front, high ceilings, original flooring, understairs storage cupboard, dado rail, coving and picture rail. Doors to:

## Entrance Hall

The L shaped hallway continues from the porch with a stunning, restored Minton tiled floor throughout the hall area, there are many original Victorian period features including an inner wood panelled door with stained and etched glass, cornicing, architrave, coving, dado rail, picture rail and a ceiling rose. There is a radiator and original Victorian pine doors leading into:

## Living Room

13'9" x 17'4" approx (4.2m x 5.3m approx)

Sash bay window to the front, sash window to the side, radiator, decorative panelling, original period features including picture rail, dado rail, ceiling rose and coving along with a working open fireplace with a marble hearth and wooden surround.

## Dining Room

13'9" x 15'1" approx (4.2m x 4.6m approx)

Sash bay window to the front, radiator, decorative panelling, original period features including picture rail, dado rail, ceiling rose and coving along with a feature gas fireplace with marble hearth and wooden surround.

## Play Room

13'9" x 17'4" approx (4.2m x 5.3m approx)

With a Victorian replicated timber double glazed French doors with side pane looking over the rear garden, sash window to the side, dado rail, picture rail coving, radiator and feature open fireplace with surround and hearth.

## Kitchen/Diner

15'8" x 11'9" approx (4.8m x 3.6m approx)

Fitted with a range of wall, base and drawer units with solid oak work surfaces over with an inset drainer, dual Belfast sink with mixer tap over, integrated dishwasher and Range style gas oven with seven ring gas hob which is fitted nicely into the chimney breast with extractor over, spotlights to the ceiling, tiled flooring and a traditional timber sash double glazed window to the rear providing views of the private rear garden.

## Pantry

4'11" x 11'9" approx (1.5m x 3.6m approx)

Two traditional timber double glazed sash windows to the side, tiled flooring, space for a large freestanding fridge freezer and ample storage.

## Utility Room

5'2" x 5'10" approx (1.6m x 1.8m approx)

Work surface with space for freestanding appliances which includes a tumble dryer and washing machine, wall mounted cupboard housing the boiler and storage space, timber sash window to the rear, quarry tiled floor and door leading out to the rear patio.

## Cloaks/w.c.

Includes a WC, pedestal wash hand basin with mixer tap over, original wood panelling, tiled flooring, and a Victorian etched stained glass timber sash window to the side elevation.

## First Floor Landing

The spacious L shaped split level landing has a sash window to the side, radiator, original dado rail, picture rail, period coving, ornate ceiling cornices and access to the large, boarded loft. Doors leading into all the rooms off the split landing.

## Bedroom 1

17'4" x 13'9" approx (5.3m x 4.2m approx)

Sash window to the side and traditional timber double glazed sash window to the rear providing views over the countryside, radiator, original picture rail and coving.

## Bedroom 2

17'0" x 13'9" approx (5.2m x 4.2m approx)

Two sash windows to the front and side, radiator, original picture rail and coving to the ceiling

## Bedroom 3

15'1" x 13'9" approx (4.6m x 4.2m approx)

Two sash windows to the front and side, radiator, original picture rail and coving to the ceiling.

## Bedroom 4

10'2" x 11'9" approx (3.1m x 3.6m approx)

Traditional sash double glazed window to the rear with views over fields, radiator, original picture rail, coving and access to a generous size storage cupboard with a rear facing casement timber double glazed window.

## Bedroom 5

8'10" x 6'10" approx (2.7m x 2.1m approx)

Sash feature window to the front, radiator, picture rail and original coving.

## Shower Room

4'11" x 5'6" approx (1.5m x 1.7m approx)

The shower room comprises of a large walk-in glass shower cubicle with a rainwater shower head, low flush w.c., pedestal wash hand basin with mixer tap, radiator, Victorian stained and etched glass sash window to the side, extractor fan, exposed timber flooring and spotlights to the ceiling.

## Bathroom

5'2" x 11'9" approx (1.6m x 3.6m approx)

Comprising of a freestanding roll top bath with mixer tap and hand held shower, pedestal wash hand basin, high flush w.c., original Victorian pine airing cupboard which houses the immersion tank, double glazed wooden casement window to the rear, spotlights to the ceiling, period exposed timber flooring and tiled splashback.

## Outside

Set back from the road and enclosed by a hedge to the front with electric gates providing access to the driveway, behind the hedge is decorative stone planted with miscellaneous shrubs and bushes. Down the side there is artificial grass that extends onto a patio area. Large laid lawn and sunken patio currently home to a hot tub.

To the rear boundary there are further planted beds, established trees and a block paving patio with side access into the garage. There is a Victorian walled boundary to the rear of the garden, backing on to open countryside.

## Directions

Heading out in the direction of Derby towards the Pentagon Island follow the A52 towards Spondon and Borrowash. Continue along the A52 for some distance, passing Spondon and eventually taking the left hand turning into the slip road pasted Ockbrook and onto Victoria Avenue.  
8045AMCO

## Council Tax

Erewash Borough Council Band F

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 18mbps, Ultrafast 1000mbps

Phone Signal – 02, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

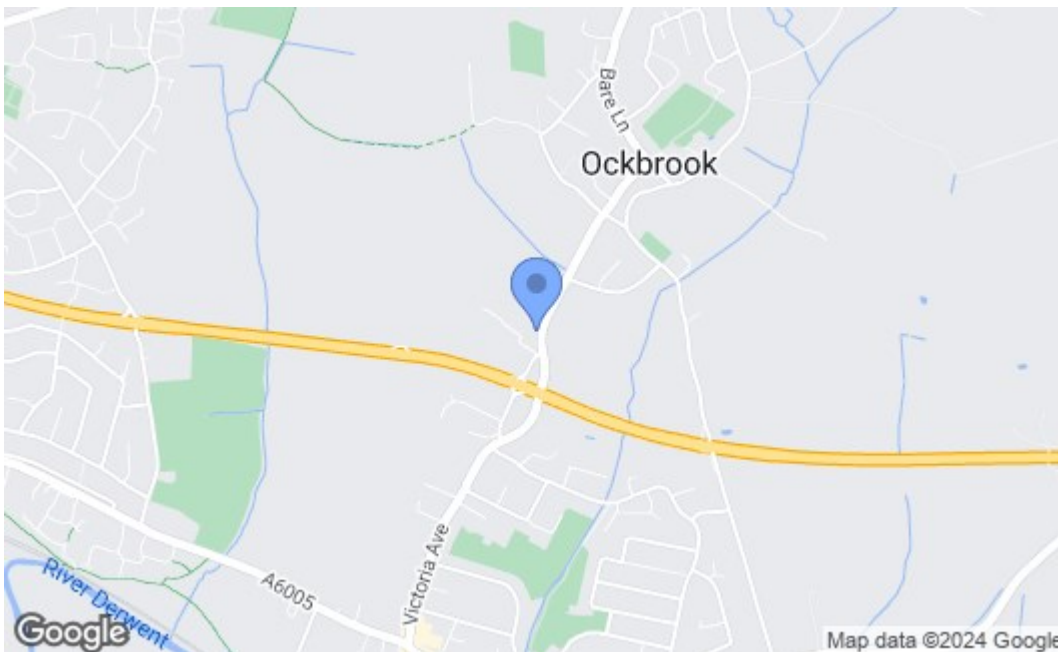
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.