



Cole Lane,  
Ockbrook, Derbyshire  
DE72 3RD

**O/I/R £750,000 Freehold**





THIS IS AN INDIVIDUAL DETACHED PROPERTY SITUATED ON COLE LANE, OCKBROOK WHICH IS A SOUGHT AFTER ROAD ON THE EDGE OF THIS POPULAR VILLAGE THAT IS WELL PLACED FOR EASY ACCESS TO BOTH DERBY AND NOTTINGHAM

Robert Ellis are very pleased to be instructed to market this substantial individual detached home which is situated on a large plot with level landscaped gardens to both the front and rear. Since being originally built the property has been extended to the rear and side to provide both enlarged ground and first floor accommodation. The house provides a lovely family home on this most prestigious road and for all that is included both in terms of the accommodation size and layout and privacy of the garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves. The current owners have lived in the property for many years and in that time have carried out a lot of updating and upgrading works as well as a further extension at the side which has created the open plan living/dining kitchen which will be a popular feature for many people looking for a large family home in this area and the open plan room have double opening double glazed French doors leading out to the patio and garden at the rear.

The property stands well back from Cole Lane with a large lawned garden at the front and a driveway at the side which provides off the road parking for several vehicles and for a caravan, motor home or similar vehicle. The property is constructed of an attractive facia brick to the external elevations under a pitched roof and the well proportioned accommodation derives all the benefits of a security alarm, CCTV, gas central heating and double glazing and includes an open porchway leading through a wood panelled front door to the spacious reception hall which has Kardean flooring that extends across most of the ground floor living accommodation, there is the lounge with a dining area extending across the front of the house with this originally being two rooms which were combined to create a large main versatile reception room, the living/dining kitchen is extremely well fitted with extensive ranges of oak fronted wall and base units, newly installed quartz worktop, upstands and splashback and integrated appliances. Off this large open plan living space there is a shelved pantry and a utility room which has a further door leading out to the rear garden. To the first floor the landing leads to the four good size bedrooms, all of which have ranges of fitted bedroom furniture and the main bedroom has a fully tiled en-suite bathroom which includes a mains flow shower system over the bath and there is a mist free TV inset into the wall at the head of the bath. The main family bathroom has a separate large walk-in corner shower with a mains flow shower system and a bath and has tiling to the walls and floor. Outside there is a double detached garage to the right hand side of the property which has a remote controlled up and over door at the front and there is excellent storage space in the roof void above the garage, the gardens are level with the front garden being mainly lawned with borders to the sides and there is access between the garage and the house to the rear of the property where there is an Indian sandstone patio extending across the width to the house and this leads onto a lawned garden area with there being a further covered seating area to the bottom left hand corner. The rear garden benefits from having an open aspect to the rear over farm land which creates privacy and helps to provide to the rural feel the property has.

Ockbrook is a very popular village which has four pubs, Apple Tree Gift Shop & Teahouse and Brooks Deli & Wine Bar. There are shops at Borrowash, Spondon and Pride Park, local schools for younger children with those for older children being nearby, healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and at Elvaston Castle which is within easy reach and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.





## Porch

Open porch with brick arched entrance, tiled flooring and an outside light with a wood panelled front door with inset glazed leaded panels and stained glass leaded side panel leading into:

## Reception Hall

Stairs with balustrade and wood panelling to the side leading to the first floor, Karndean flooring which extends through into the lounge/dining room and living/dining kitchen, radiator, feature circular stained glass leaded window to the side, cornice to the wall and ceiling, oak panelled doors leading to the rooms off the hallway with the doors to the lounge and living/dining kitchen having inset glazed panels.

## Ground Floor w.c.

Having been re-fitted over recent years, the ground floor w.c. has a low flush w.c. with a concealed cistern and a hand basin with a mixer tap set on a surface with cupboards beneath, tiled flooring, opaque double glazed leaded window and a radiator.

## Lounge/Dining Room

24'3" x 11'9" plus box bay window (7.39m x 3.58m plus box bay window)

This large main reception room was originally two rooms and has a double glazed leaded box bay window to the front with a second double glazed leaded window to the front and a further double glazed window to the side, feature coal effect gas fire set in a Minton style surround with a matching hearth, Karndean flooring, two radiators and cornice to the wall and ceiling.

## Dining/Living Kitchen

21'4" reducing to 18'7" x 18' approx (6.50m reducing to 5.66m x 5.49m approx)

The kitchen is fitted with oak fronted units, a newly installed quartz worktop, upstands and splashback and includes a 1/2 bowl sink with a mixer tap and a Neff induction hob, the work surface extends to two walls and has drawers, cupboards and an integrated dishwasher below, two integrated Hotpoint ovens, microwave oven and coffee machine with cupboards above and below, integrated upright fridge and freezer with cupboards above and drawers under, matching eye level wall cupboards with lighting under, AEG hood and back plate to the cooking area, double glazed leaded window to the front and two double glazed double opening French doors leading out to the rear garden, two radiators, tiled flooring, recessed lighting to the ceiling and LED lighting to the plinth below the kitchen units.

## Pantry

The pantry has shelving, a quarry tiled floor and lighting.

## Utility Room

8' max x 6'8" approx (2.44m max x 2.03m approx)

The utility room is fitted with a stainless steel sink set in a work surface with space for an automatic washing machine and cupboards beneath, matching eye level wall cupboards, double upright shelved storage cupboard, wall mounted boiler and a hot water tank positioned in the corner of the room, space for an upright fridge freezer, tiling to the walls by the work surface areas and a half opaque double glazed door leading out to the rear garden.

## First Floor Landing

The stairs lead to a half landing that splits into two staircases taking you to the front and rear parts of the first floor, the balustrade continues from the stairs onto the main landing, cornice to the wall and ceiling and hatch with ladder to the loft

## Bedroom 1

15'4" x 8'9" plus wardrobes approx (4.67m x 2.67m plus wardrobes approx)

Double glazed leaded windows to the front and side, range of fitted wardrobes having sliding doors and providing hanging space, shelving and drawers and two radiators.

## En-Suite Bathroom

The en-suite to the main bedroom has been recently re-fitted and is fully tiled with a white suite including a tiled panelled bath with mixer taps, a mist free TV set into the wall at the head of the bath and a mains flow shower over the bath with a protective glazed screen, low flush w.c. with a concealed cistern and a sink with mixer tap set in a surface with a double cupboard beneath, feature vertical ladder towel radiator, recessed lighting to the ceiling and an opaque double glazed leaded window.

## Bedroom 2

12'9" x 11'10" approx (3.89m x 3.61m approx)

Double glazed leaded window to the front, range of white fronted fitted wardrobes to one wall, cornice to the wall and ceiling and a radiator.

## Bedroom 3

11'7" x 8' approx (3.53m x 2.44m approx)

Double glazed leaded window to the rear overlooking the rear garden, radiator, double built-in wardrobe with recessed lights to the ceiling.

## Bedroom 4

9' x 8' approx (2.74m x 2.44m approx)

Double glazed leaded window to the rear overlooking the garden, radiator, double built-in wardrobe and recessed lighting to the ceiling.

## Bathroom

The main family bathroom has a tiled panelled bath with mixer central taps and a hand held shower, wall mounted hand basin with mixer tap and a corner shower with a mains flow shower system, tiling to two walls and curved glazed door with protective screens and a low flush w.c., tiling to the walls by the bath, sink and w.c. areas, tiled flooring, two opaque double glazed leaded windows to the side, chrome towel rail and recessed lighting to the ceiling.

## Outside

At the front of the house there is a driveway with pillars to either side with sensor lighting on the top of each pillar leading to car standing for several vehicles to the right hand side of the property with the drive extending across the front of the house to a further ideal parking area for a caravan, motor home or similar vehicle. There is a large lawn area to the front of the house and this has borders to the sides and is kept private by having hedging to the right hand and front boundaries and fencing to the left hand side. There is a feature cast iron lamp, which again is operated by a sensor as is other external lighting at the front of the house and a wrought iron gate between the garage and the house leads through to a rear garden. At the rear of the property there is an Indian sandstone patio extending across the width of the house and there is a pathway leading to the side garage door and to the rear of the garage where there is a Keter shed and greenhouse which will remain at the property when it is sold. There is a pathway with lawns to either side leading to a further covered seating area at the bottom of the garden which has panelling to two sides with the other two sides remaining open and this area has external power points and LED lighting which can be remotely operated from a phone or similar device. There is outside lighting at the rear of the property, an outside power point and there are CCTV cameras at the front and rear of the property. There is also an electrical charging point outside the property.

## Garage

24' x 16'5" approx (7.32m x 5.00m approx)

The detached garage has a pitched tiled roof and a remotely operated up and over door to the front with a personal entrance to the side which has a double glazed inset panel, double glazed window to the side, the garage has its own electric consumer unit and has power points and strip lights to the ceiling, there is also an access point to the attic space above the garage which has been boarded and provides an excellent storage facility for the property.

## Directions

From the A52 proceed towards Derby taking the exit towards Ockbrook onto Victoria Avenue and turn right onto Collier Lane and then right onto Cole Lane where the property can be found on the left hand side.  
8151AMMP

## 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 2mbps Superfast 38mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

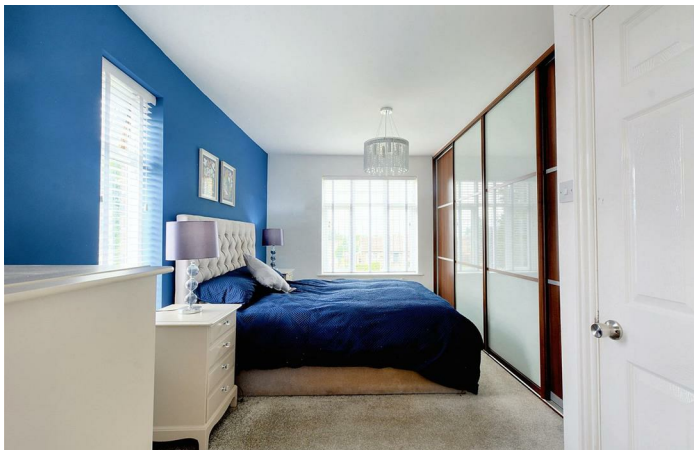
Flood Risk – No, surface water very low

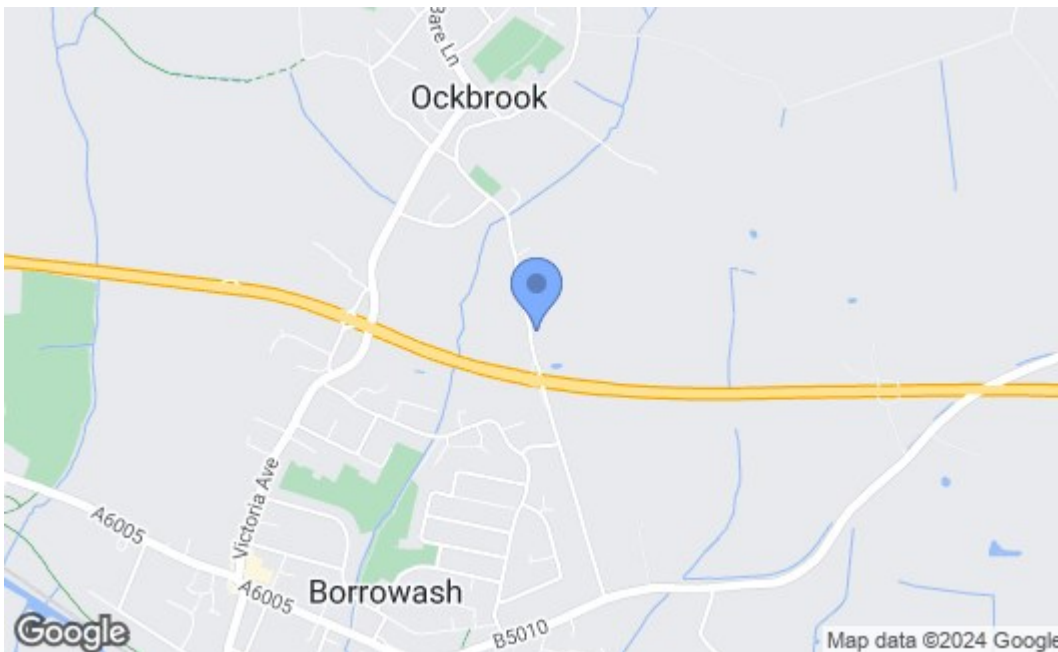
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.