Robert Ellis

look no further...

The Ridings,
Ockbrook, Derby
DE72 3SF

£375,000 Freehold

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THIS IS AN EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME WHICH IS SITUATED ON THE EDGE OF THIS MOST SOUGHT AFTER VILLAGE.

Being located on The Ridings, this spacious detached property is being sold with the benefit of NO UPWARD CHAIN and since being originally constructed, has been extended at the front and rear. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. Ockbrook is a most sought after village which is well placed for easy access to the A52 which provides quick access to both Nottingham and Derby, there are a number of local amenities in nearby Borrowash as well as at Long Eaton, Pride Park and Derby, all of which have helped to make this a very popular and convenient village to live.

The property was originally built in the 1960's and is constructed of brick to the external elevations under a pitched tiled roof to the main property. The accommodation derives the benefits of having gas central heating and double glazing and includes a reception hall with a ground floor w.c. off, lounge with a feature fireplace and since being originally built the property has been extended at the rear to create dining and sitting areas and this large additional living space has two sets of patio doors leading out to the private rear garden. The breakfast kitchen is positioned at the front of the house and this has extensive ranges of wall and base units and off the kitchen there is a rear porch/utility area and the boiler house/store. To the first floor the landing leads to the three double bedrooms, all of which have ranges of built-in wardrobes and the original bathroom has been changed into a shower room and now has a large walk-in shower. Outside there is a block paved drive and off road parking, a lawned garden with beds to the sides and hedging to the boundaries at the front, there is a garage positioned to the left hand side of the property and at the rear the garden has a patio leading onto a lawned garden which is kept private by having fencing and natural screening to the boundaries.

Ockbrook is only a few minutes drive from Borrowash where there is a Co-op convenience store, a Bird's bakery, a quality butchers and a fishmongers, there are excellent local schools for younger children literally on the doorstep of the property and for older children The West Park school in Spondon is only a short drive away, further shopping facilities can be found at Pride Park where there is a Sainsbury's and Costco and in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores, an Asda at Spondon, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and as well as the A52, the excellent transport links include J25 of the M1, East Midlands Airport and stations at Derby, Long Eaton and East Midlands Parkway.

Porch
Open porch with an outside light leading through a UPVC front door with an ornate double glazed panel and a double glazed side panel to:

Reception Hall
Having an opaque glazed window to the side, stairs with understairs cupboard leading to the first floor, radiator with shelf over, built-in cloakroom, internal door to the garage and Georgian glazed doors leading to the lounge and kitchen.

Ground Floor w.c.
Having a white low flush w.c. and a hand basin with mixer tap with double cupboard under and a mirror and light to the wall above, half tiled walls and an opaque double glazed window.

Lounge
19'6 x 10'6 approx (5.94m x 3.20m approx)
The lounge opens to the dining area and there are double glazed internal sliding doors to a sitting area, coal effect gas fire (not tested) set in a feature stone fireplace with a plinth to one side and a Cornish slate tiled hearth, radiator with a shelf over, cornice to the wall and ceiling and a fitted shelving unit with double cupboard under.

Dining/Sitting Room
19'8 x 8'10 approx (5.99m x 2.69m approx)
This extension to the original house has two sets of double glazed sliding doors leading out to the rear garden, double glazed eye level windows to two sides, two radiators with shelves over and cornice to the wall and ceiling.

Breakfast Kitchen
SIZE

The kitchen has contrasting white gloss units with brushed stainless steel fittings and oak fronted units and has a double bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has space for a fridge, cupboards, drawers and telescopic towel rails under, further work surface with cupboards and drawers beneath, double Neff oven with drawers below and cupboards above, matching eye level wall units and display cabinets, tiling to the walls by the work surface areas, radiator, recessed lighting to the ceiling, tiled flooring, double shelved pantry cupboard and an opaque glazed door leading to the utility area.

Utility Area/Rear Hall
The utility area has a shelf with space below for an automatic washing machine and space above for a tumble dryer or a small dishwasher, double glazed window, opaque glazed door leading out to the side and there is a boiler house/store where a floor mounted Glow Worm boiler is housed, the gas meter is also housed in this cupboard and there is a light.

First Floor Landing
There are panelled doors leading to the bedrooms and bathroom.

Bedroom 1
13'8 x 9'5 approx (4.17m x 2.87m approx)
Double glazed window to the rear, range of built-in wardrobes providing hanging space and shelving, radiator, dressing table with drawers under and a matching drawer unit and a double built-in wardrobe providing hanging space and shelving.

Bedroom 2
16'7 x 8'2 approx (5.05m x 2.49m approx)
Two double glazed windows to the front, radiator, hand basin with a mixer tap set on a surface/dressing table with cupboard and drawer below and a double wardrobe to the side, further range of fitted wardrobes and a radiator.

Bedroom 3
10'6 to 9'2 x 9'5 approx (3.20m to 2.79m x 2.87m approx)
Double glazed window to the rear, double wardrobe with dressing table to one side having drawers under and a mirror and double cupboard above, radiator with a shelf over, built-in airing/storage cupboard, hatch to the loft with a ladder leading to the attic space.

Shower Room
The original bathroom has been changed into a shower room and has a large walk-in shower with a Mira Sport electric shower, panelling to three walls and a glazed protective screen, hand basin with a mixer tap set on a surface with a double cupboard under, low flush w.c. with a concealed cistern, mirror and glazed shelf to the wall above the sink, fully tiled walls, recessed lighting to the ceiling, chrome ladder towel radiator and an opaque double glazed window with a fitted blind.

Garage
15'7 x 7'6 approx (4.75m x 2.29m approx)
The garage is positioned to the left hand side of the property and has double doors to both the front and rear and power and lighting is provided in the garage.

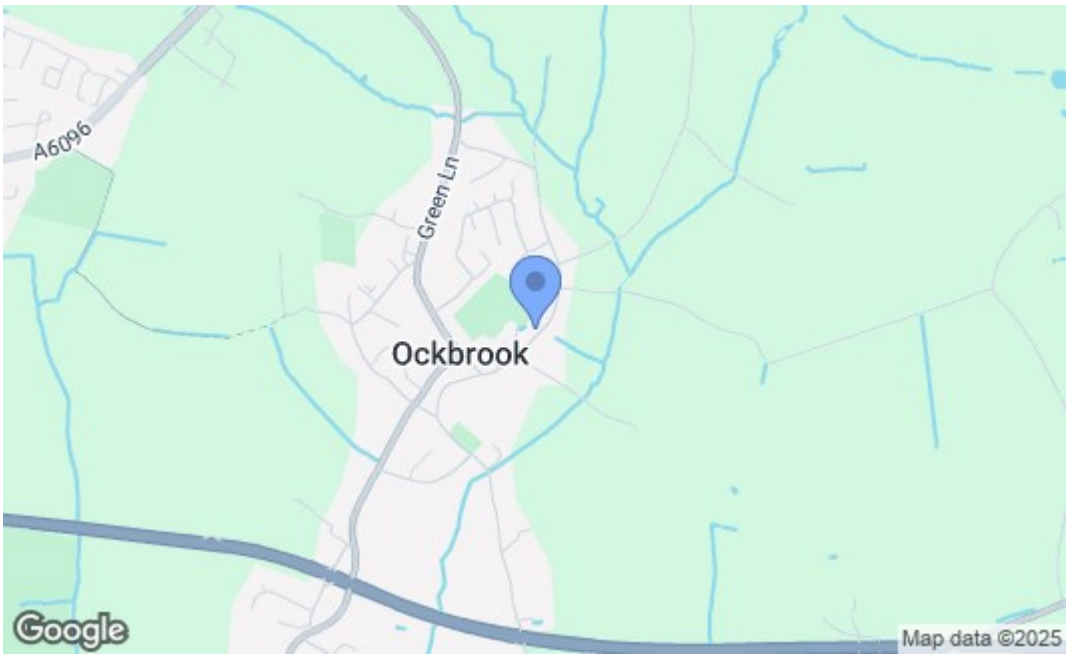
Outside
At the front of the property there is a block paved driveway and off road parking provided with a block paved path running across the front of the house leading to the front door and to the path which runs down the right hand side of the house, there is a lawn with borders to the side, hedging to the front and side boundaries and an outside light by the front door.

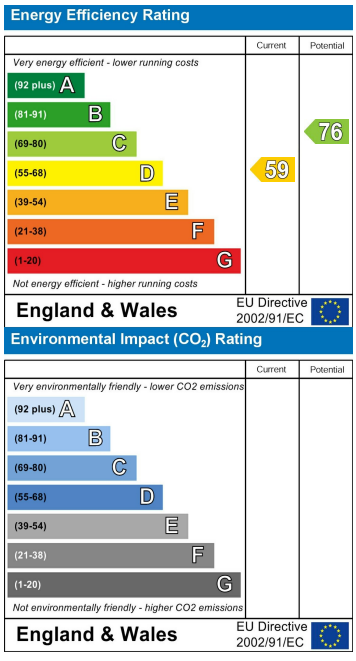
At the rear of the property there is a walled patio with with steps leading to a path which takes you to a building at the bottom of the garden, lawn with established borders to the sides and natural screening and fencing to the boundaries, an outside light, and an external tap are provided.

Directions
Heading out of Derby towards the Pentagon Island follow the A52 out of the city centre towards Spondon and Borrowash. Continue along the A52 for some distance passing Spondon and taking the eventual left turning onto the slip road signposted Ockbrook. After turning left proceed along Flood Street and take the second right into New Street. At the end of New Street turn left into Church Street which becomes The Ridings and the property can then be found on the right.
8552AMMP

Council Tax
Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 3mbps Superfast 67mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, 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





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.

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