



## 10 Hillcroft Drive, Ockbrook Derby, DE72 3RE

Extended to the rear with a full height vaulted ceiling, this wonderful bungalow gives little away from the front as to the extensive and contemporary accommodation on offer. This really is a very special property indeed, which has been a labour of love for the current owners who have left no stone unturned in creating a very impressive and stylish home. To the rear is a huge kitchen with bi-fold doors to the garden, a central island, ample dining space and a living area with a feature fireplace. The property has been completely rewired and replumbed, there are all new UPVC double glazed windows and doors, Sharps fitted wardrobes, an en-suite shower room and a beautiful newly fitted wet room. To the front of the property is a formal sitting room perfect for evenings, having a traditional fireplace and a cosier feel. Externally there is a large block paved driveway with solid timber driveway gates at the side, which allow access along the side of the property to the rear. The rear has been beautifully landscaped to create a low maintenance garden with a large patio area, contemporary fencing, raised planters and has access to a large brick built garage and workshop with a separate alarm system.



**£439,000**

## Hallway

Spacious L shaped central hallway with a composite front door, porcelain tiled flooring, a central heating radiator and access to the loft with a drop down ladder and light.

## Sitting Room 15' 1" x 11' 8" (4.59m x 3.55m)

Beautifully presented and including an electric fireplace with a granite hearth and feature surround, a UPVC double glazed window to the front, a central heating radiator and a TV point.

## Living/Kitchen/Diner 21' 11" x 26' 1" (6.68m x 7.94m) Max

Stunning shaker style fitted kitchen including a Bosch five ring gas hob with an electric plate warmer, a counter level electric oven, there is also a fitted microwave, space for a wine cooler, an integrated Bosch dishwasher, fridge and freezer plus a utility area with plumbing a washing machine and space for a tumble dryer. This is a wonderful light, bright and airy room with a vaulted ceiling, Velux windows, bifold patio doors with bespoke electric blinds, a UPVC double glazed window to the rear and two to the side. The flooring is of porcelain tiles, there is a large central island, a floating electric fireplace, ample dining space, two central heating radiators, TV point and space for a sofa.

## Bedroom 1 14' 5" x 11' 8" (4.39m x 3.55m)

A very well thought out room which includes Velux windows with remote blackout blinds plus a range of Sharps bedroom furniture including fitted wardrobes, drawers and bedside cabinets. There is also a central heating radiator, wall mount TV point, ceiling fan and a door leading to the en-suite shower room.

## En-suite 11' 8" x 2' 8" (3.55m x 0.81m)

Large shower cubicle with plumbed shower mixer with a rain fall head, hand shower attachment and a glass door, wash basin with cupboard space under, a WC with a concealed cistern and a quartz top, a UPVC double glazed window to the side, an extractor fan, a heated towel rail, vinyl flooring and modern tiled walls.

## Bedroom 2 8' 9" x 8' 9" (2.66m x 2.66m)

UPVC double glazed window to the front, a central heating radiator and Sharps fitted wardrobes.

## Bathroom/Wet Room 7' 8" x 5' 3" (2.34m x 1.60m)

Stunning recently fitted bathroom including a walk in wet room style shower with a fixed glass screen and a plumbed shower mixer with rain fall head and a hand shower attachment. There is also a UPVC double glazed window to the side, a mirrored wall cabinet, an extractor fan, a heated towel rail, modern tiled floor and walls plus a fitted vanity unit with sink, worktop space with cupboards under and a WC with a concealed cistern.

## Garage

Large brick built garage on a separate alarm system with a pitched roof, workshop space and a UPVC double glazed window to the front. There is also a remote controlled up and over door to the front, power and lighting.

## Outside

The property is set back from the road beyond a spacious block paved driveway with timber gates at the side which lead to the garage and garden at the rear. The private rear garden has been beautifully landscaped, there are well stocked raised planters, a spacious stone patio with access from the kitchen, a level lawn, out door lighting, an outdoor electric socket, water tap and contemporary slatted fencing.



## Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

# Energy performance certificate (EPC)

10 Hillcroft Drive  
Ockbrook  
DERBY  
DE72 3RE

Energy rating

C

Valid until: 7 November 2032

Certificate number: 2120-4919-1020-7092-8301

## Property type

Detached bungalow

## Total floor area

95 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

