



**57 Collier Lane, Ockbrook  
Derby, DE72 3RP**

Four double bedroom detached family home with a superb south facing rear garden, which will require a scheme of modernisation to maximise its full potential and value. This is a fantastic opportunity to create a stunning family home in a sought after location, within the ever popular village of Ockbrook. This superb one owner from new property, is in a clean and tidy condition ready to move straight into and is offered for sale with the added benefit of there being no upward chain. There is a wonderful hallway with a sweeping staircase to the first floor, a stunning original oak Parquet flooring which continue through to the large rear sitting room, patio doors to the private rear garden, a separate dining room and ample space to extend to either the side or rear, subject to a successful planning application.



**£495,000**

### Hallway

Spacious entrance hall with an open staircase to the first floor including a large window to the front and a ground floor WC under. There is also a fitted cloak cupboard, stunning original Parquet flooring, a door to the kitchen and a door to the sitting room.

### WC

UPVC double glazed window to the side, WC and a wash hand basin.

### Sitting Room 16' 4" x 16' 1" (4.97m x 4.90m)

A large sitting room backing onto the rear garden via a patio door with a large adjacent window. There is also a feature fireplace, two wall lights, original oak Parquet flooring, access from the hallway and with a door to the dining room.

### Kitchen 11' 9" x 12' 3" (3.58m x 3.73m)

Fitted with a range of base and eye level units with underlighting, an electric double oven, four ring gas hob, vinyl flooring, laminate worksurfaces and a stainless steel sink drainer. There is also a UPVC double glazed window to the front, one to the side, a back door to the driveway at the side and a door to the Dining Room at the rear.

### Dining Room 11' 2" x 9' 1" (3.40m x 2.77m)

UPVC double glazed windows to the side and rear, access from the kitchen and a door to the sitting room.

### Bedroom 1 13' 9" x 11' 3" (4.19m x 3.43m)

UPVC double glazed window to the rear and a range of fitted bedroom furniture including wardrobes, drawers and a dresser.

### Bedroom 2 13' 11" x 0' 0" (4.24m x 0.00m)

UPVC double glazed window to the rear and a range of fitted bedroom furniture including wardrobes, drawers and a dresser.

### Bedroom 3 12' 6" x 8' 6" (3.81m x 2.59m)

Currently utilised as an office, however this is a double bedroom with a UPVC double glazed window to the side and a recessed fitted wardrobe.

### Bedroom 4 12' 5" x 8' 2" (3.78m x 2.49m)

UPVC double glazed window to the front.

### Store Room 5' 3" x 2' 10" (1.60m x 0.86m)

With access to a partially boarded loft with lighting, via sturdy pull down ladder.

### Bathroom 7' 1" x 9' 4" (2.16m x 2.84m)

Four piece family bathroom including a recessed shower cubicle, panel bath, WC and a pedestal wash basin. There is also a vinyl floor covering, ceramic wall tiles, a UPVC double glazed window to the side and a recessed airing cupboard.

### Garage 29' 3" x 9' 3" (8.91m x 2.82m)

Detached concrete sectional tandem garage, with a personnel door to the side, power, lighting and an up and over garage door to the front.

### Outside

The property is set back from the road beyond a level lawn with an adjacent driveway which leads along the left hand side of the property to the rear. The spacious rear garden has a south facing private aspect and a patio area across the rear of the house with access from the sitting room.

### Heating

Hot air heating system fuelled via a gas boiler.

### Hot water

Hot water cylinder with an electric immersion heater.



### Disclaimer

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