



**56 Pares Way, Ockbrook  
Derby, DE72 3TL**

Two double bedroom detached bungalow set back from the road beyond a small fore garden with an adjacent driveway, located at the top of Pares Way with views across to Hopwell. The property is UPVC double glazed, gas centrally heated and has a large modern brick built detached garage with a pitched roof including loft access for storage. Although requiring modernisation to meet it's full potential and value, this superb home is offered for sale with immediate vacant possession and is ready to move straight into. Ockbrook is fantastic village location situated between Derby and Nottingham with a thriving village community, four good pubs and a wealth of amenities close by, in the neighbouring village of Borrowash.



**£200,000**

## Hallway

L shaped central hallway with access to all rooms, a central heating radiator, access to the loft and a hardwood front door.

## Kitchen 10' 3" x 8' 9" (3.12m x 2.66m)

Shaker style fitted kitchen with solid wood door fronts, laminate worksurfaces and space for appliances including a tall fridge freezer, washing machine and a free standing gas cooker. There is also a vinyl floor covering, a central heating radiator, a UPVC double glazed window to the rear and a UPVC double glazed back door to the driveway at the side.

## Lounge/Diner 18' 5" x 10' 6" (5.61m x 3.20m)

Spacious sitting room with dining space, views to the front via a UPVC double glazed bow window, a central heating radiator, TV point and a wall mounted gas fire.

## Bedroom 1 12' 3" x 9' 7" (3.73m x 2.92m)

UPVC double glazed window to the rear and a central heating radiator.

## Bedroom 2 11' 0" x 9' 3" (3.35m x 2.82m)

UPVC double glazed window to the front and a central heating radiator.

## Bathroom 7' 2" x 5' 7" (2.18m x 1.70m)

Three piece avocado suite including a panel bath with plumbed Mira shower mixer over, a pedestal wash basin and WC. There is also an airing cupboard containing the hot water tank, a vinyl floor covering, ceramic tiled walls, a central heating radiator and a UPVC double glazed window to the side.

## Garage

Brick built single garage with power, lighting, an up and over garage door to the front and a boarded loft with access.

## Outside

To the front of the property is a low maintenance fore garden with an adjacent concrete driveway which leads along the right hand side of the property to the garage at the rear. The rear garden is private, well stocked and landscaped with dwarf walls and a raised planter. The nice size low maintenance garden faces west which is ideal to catch the evening sun on return from a busy day at work.



## 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.**

Awaiting EPC