



11 Ryal Close, Ockbrook Derby, DE72 3TG

A well presented three bedroom detached house situated at the head of the cul-de-sac set back from the road beyond a spacious block paved driveway, leading to a UPVC double glazed front porch. Internally there is a very pleasant kitchen, a stylish bathroom and a good size dual aspect lounge diner with patio doors to the garden. The property is fully gas central heated via a combination boiler, there are UPVC double glazed windows throughout and a low maintenance private garden with an open aspect and access to a detached brick built garage. Ockbrook is a sought after village location set mid way between the cities of Derby and Nottingham with a number of village pubs, a wealth of amenities in the neighbouring village of Borrowash, plus rural views and walks.



£275,000

Entrance Porch 4' 9" x 5' 4" (1.45m x 1.62m)

A good size and very usable UPVC double glazed front porch leading to the inner hallway.

Hallway 10' 9" x 6' 3" (3.27m x 1.90m)

UPVC double glazed window to the side, a central heating radiator, a staircase to the first floor with storage under, a door to the sitting room and one to the kitchen at the rear.

Lounge/Diner 24' 1" x 11' 1" (7.34m x 3.38m)

Spacious dual aspect room including a UPVC double glazed bow window to the front and UPVC double glazed French patio doors to the private rear garden. There are also two central heating radiators, ample dining space and a sitting area with gas fire and TV point.

Kitchen 10' 5" x 8' 3" (3.17m x 2.51m)

Fitted with a matching range of base and eye level units with laminate worksurfaces, a four ring gas hob, an electric oven and a stainless steel sink drainer. There is also a UPVC double glazed window to the rear, plumbing for a washing machine, space for an under counter fridge and freezer, a ceramic tiled flooring, an under stair pantry and a UPVC double glazed back door to the driveway at the side.

Bedroom 1 12' 11" x 10' 3" (3.93m x 3.12m)

UPVC double glazed window to the front, a central heating radiator and a range of fitted wardrobes with sliding mirror doors.

Bedroom 2 11' 0" x 10' 3" (3.35m x 3.12m)

UPVC double glazed window to the rear with rural views towards Lock Park and a central heating radiator.

Bedroom 3 9' 3" x 7' 2" (2.82m x 2.18m)

UPVC double glazed window to the front, space to fit a wardrobe over the stair well and a central heating radiator.

Bathroom 7' 2" x 5' 5" (2.18m x 1.65m)

Three piece suite including a quadrant shower cubicle with a plumbed shower mixer and sliding glass doors, a panel bath and a wash basin. There is also a UPVC double glazed window to the rear, a chrome heated towel rail and stylish wall tiles.

WC 4' 4" x 2' 5" (1.32m x 0.74m)

Separate WC with a UPVC double glazed window to the side and stylish wall tiles.

Garage 19' 0" x 8' 6" (5.79m x 2.59m)

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

Outside

The property is set back from the road beyond a block paved driveway which leads along the right hand side of the property to the garage and garden at the rear. To rear garden is very private due to a large break between to houses at the rear which also allows for a rural view from the upper floor.

**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)

11 Ryal Close Ockbrook DERBY DE72 3TG	Energy rating	Valid until:	31 July 2032
	C	Certificate number:	5100-2292-3422-9007-1823

Property type: Detached house

Total floor area: 80 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance