



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

Immaculate four double bedroom detached house in an established and ever improving location within the sought after village of Ockbrook. The property has been lavished by its current owners with superb quality fittings throughout, including having had both the kitchen and bathroom fitted by Creative Interiors. To the rear is a good size and beautifully maintained level garden with an open aspect beyond, whilst to the front of the property is a large sweeping block paved driveway which provides off road parking for several vehicles and give access to the double garage via a remote controlled electric door. The accommodation of this fantastic family home is UPVC double glazed, gas centrally heated via a recent Worcester Bosch combination boiler and includes a separate dining room, a UPVC double glazed conservatory plus a utility room and WC.



£580,000

Entrance Porch

UPVC double glazed front door with windows either side and a further UPVC double glazed window to the left. There is also a quarry tiled floor and double doors to the inner hallway.

Hallway

Spacious central hallway with a wooden floor cover, a staircase to the first floor, a central heating radiator and doors leading independently to the sitting room, dining room and kitchen.

Sitting Room 22' 5" (plus bay) x 14' 8" (6.83m x 4.47m)

Large dual aspect room with a UPVC double glazed bay window to the front, sliding patio doors to the conservatory at the rear, a coved ceiling, feature fireplace with living flame gas fire, TV point, three central heating radiators and a plush deep pile carpet.

Dining Room 16' 3" x 8' 1" (4.95m x 2.46m)

UPVC double glazed window to the front, a central heating radiator, wooden flooring, a door from the kitchen and a door leading from the hallway.

Conservatory 10' 9" x 8' 7" (3.27m x 2.61m)

UPVC double glazed conservatory on a brick base with plastered internal walls, a ceramic tiled floor covering and double doors to the patio at the side.

Breakfast Kitchen 15' 8" x 11' 10" (4.77m x 3.60m)

Stunning fitted kitchen from Creative Interiors, including modern and stylish units with granite worksurfaces and quality appliances. There is a central island with breakfast bar and a five ring induction hob with over head extractor, a double oven with combination microwave, an integrated dishwasher and fridge freezer, a stainless steel Franke sink with grooved drainer, a contemporary vertical radiator, ceramic tiled flooring, a UPVC double glazed window to the rear, a door leading to the Dining Room and a door leading to the Utility Room.

Utility Room 8' 3" x 8' 2" (2.51m x 2.49m)

UPVC double glazed window the the rear, a UPVC double glazed back door to the side, access to the WC, a door into the garage and fitted units including worksurfaces, sink drainer with mixer tap, plumbing for a washing machine and space for a tumble dryer.

WC 4' 7" x 3' 1" (1.40m x 0.94m)

UPVC double glazed window to the side, ceramic tiled flooring, an electric wall heater and a WC.

Garage 16' 6" x 16' 9" (5.03m x 5.10m)

Power, lighting, a personnel door to the rear garden and an electric up and over sectional garage door to the front.

First Floor Gallery Landing

Fantastic and spacious gallery style landing with a UPVC double glazed window to the front.

Bedroom 1 14' 10" x 11' 5" (4.52m x 3.48m)

Beautiful fitted wardrobes including a concealed dressing table and mirror, a UPVC double glazed window to the front and a central heating radiator.

Bedroom 2 13' 0" x 10' 8" (3.96m x 3.25m)

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

Bedroom 3 12' 1" x 8' 8" (3.68m x 2.64m)

Fitted wardrobes and drawers, UPVC double glazed window to the rear and a central heating radiator.

Bedroom 4 12' 0" x 8' 2" (3.65m x 2.49m)

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

Bathroom 8' 3" x 7' 7" (2.51m x 2.31m)

High quality fitted three piece family bathroom by Creative Interiors including a double shower enclosure with glass shower screen and plumbed shower mixer, vanity unit with wash basin and down lit mirror, WC with a concealed cistern, ceramic tiled floor and wall tiles, ceiling with recessed spotlights, under floor heating, two UPVC double glazed windows to the rear and a chrome heated towel rail.

Outside

The property is set back from the road beyond a stone wall with access to a block paved sweeping driveway with an adjacent level lawn. There is access via a gateway at the side to the rear garden which has been beautifully maintained and includes a variety of seating areas with Indian sandstone paving, a spacious level lawn, a large garden pond and an open aspect to the rear.



Our contact details

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

Energy Performance Certificate

42, Collier Lane, Ockbrook, DERBY, DE72 3RP

Dwelling type: Detached house
Date of assessment: 31 July 2017
Date of certificate: 31 July 2017

Reference number: 8693-7123-5860-2339-9972
Type of assessment: RdSAP, existing dwelling
Total floor area: 141 m²

Use this document to:

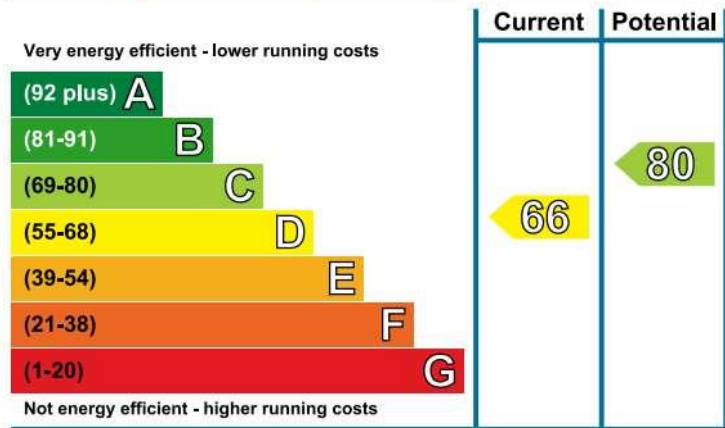
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,582
Over 3 years you could save	£ 780

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 234 over 3 years	
Heating	£ 2,859 over 3 years	£ 2,226 over 3 years	
Hot Water	£ 387 over 3 years	£ 342 over 3 years	
Totals	£ 3,582	£ 2,802	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 318
2 Low energy lighting for all fixed outlets	£70	£ 84
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 138

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.