



The Ridings, Ockbrook Derby, DE72 3SF

A superbly presented three bedroom semi detached house situated in a fabulous location within the much sought after village of Ockbrook. The property has been very well maintained throughout, including a recent new roof covering, a stunning new shower room and fitted wardrobes to the master bedroom. To the front of the property is a large driveway which leads to a brick built single garage at the rear and also a gateway at the side which gives access to a good size landscaped garden with a patio area and conservatory. The property is fully UPVC double glazed, there is a modern fitted kitchen, a separate dining room and a central heating system fueled by a combination boiler.



£339,950

Hallway

Composite double glazed front door with UPVC double glazed window lights either side, laminate flooring, a central heating radiator, staircase to the first floor, a door leading to the front sitting room and a door leading to the kitchen at the rear.

Kitchen 10' 10" x 8' 2" (3.30m x 2.49m)

Stylish fitted kitchen including base and eye level units with under lighting and laminate worksurfaces. There is a UPVC double glazed window to the side, a vinyl floor covering and a UPVC double glazed back door to the garden. Appliances include; a four ring gas hob with and extractor hood over, an electric double oven, an integrated fridge freezer and space for a tumble dryer, washing machine and dishwasher.

Sitting Room 13' 11" x 11' 3" (4.24m x 3.43m)

UPVC double glazed window to the front, a central heating radiator, a feature fireplace with electric fire, a laminate floor covering and double doors to the dining room at the rear.

Dining Room 10' 11" x 9' 5" (3.32m x 2.87m)

UPVC double glazed sliding patio doors to the conservatory, a central heating radiator, laminate flooring and double doors from the sitting room.

Conservatory 8' 5" x 8' 8" (2.56m x 2.64m)

Garden room with a solid roof and UPVC double glazed windows. There is also a central heating radiator, a door to the patio and a laminate flooring.

Bedroom 1 11' 5" x 10' 5" (3.48m x 3.17m)

UPVC double glazed window to the front, a central heating radiator and a range of fitted bedroom furniture including wardrobes and doors.

Bedroom 2 10' 11" x 10' 5" (3.32m x 3.17m)

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

Bedroom 3 7' 5" x 7' 10" (2.26m x 2.39m)

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

Shower Room 7' 4" x 4' 5" (2.23m x 1.35m)

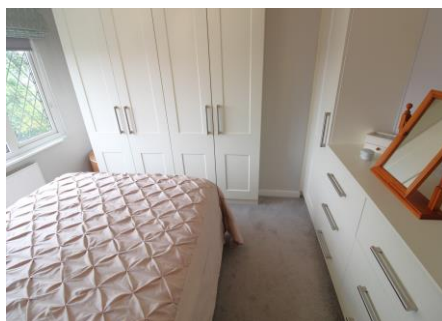
Fully tiled and very stylish shower room including a fitted vanity unit with cupboard space, wash basin and WC with a concealed cistern. There is also a UPVC double glazed window to the rear, a heated towel rail, an extractor and a quadrant shower cubicle with a plumbed shower mixer including a hand attachment and rainfall head.

WC 4' 8" x 2' 7" (1.42m x 0.79m)

WC with concealed cistern, stylish wall tiles, a wall hung wash basin and a UPVC double glazed window to the side.

Garage

Brick built single garage with power and lighting.



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)

61, The Ridings Ockbrook DERBY DE72 3SF	Energy rating	Valid until:	5 August 2028
	D	Certificate number:	8518-7628-5740-6977-1902

Property type: Semi-detached house

Total floor area: 84 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 D. 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		82 B
69-80	C		
55-68	D	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

