



The Brook 11 Cole Lane, Ockbrook Derby, DE72 3RD

Stunning quality four bedroom detached family home situated in a desirable location within the ever popular village of Ockbrook. The property includes three separate reception rooms, all of which back on to a wonderful landscaped rear garden, with fields to the rear. There is a fabulous shaker style fitted kitchen diner with quality appliances and quartz worksurfaces, plus a separate utility room and a spacious central hallway. This unique property which oozes kerb appeal, is set back from the road beyond secure driveway gates, which lead a large driveway with access to an integral single garage. On the first floor, the master bedroom has a beautiful en-suite shower room with dressing area and a walk in wardrobes, plus there is a spacious galleried landing with a fixed staircase to a large boarded loft. To the rear of the property a stunning landscaped garden which backs on to open fields and includes a large patio area off the rear of the living accommodation. This wonderful and spacious seating area overlooks beautiful mature plantings, including a stunning rose garden and paterre garden.



£639,000

Entrance Hallway 14' 1" x 6' 4" (4.29m x 1.93m)

Central hallway with a beautiful quality solid wood front door, a UPVC double glazed window to the front, an open staircase to the first floor, central heating radiator and a ceramic tiled floor covering. There is also a door leading to the utility room, one to the kitchen and a one to the sitting room at the rear.

Kitchen/Diner 26' 10" x 7' 5" (8.17m x 2.26m)

Stunning quality shaker style fitted kitchen including base and eye level units with underlighting and quartz worksurfaces. There is also a UPVC double glazed window to the front, one to the side, a central heating radiator, dining space and double doors which lead to a formal dining room at the rear. Appliances include; a fitted coffee machine, microwave, a wine cooler, two electric ovens, a separate warming drawer and a four ring inductor hob.

Utility Room 11' 9" x 7' 5" (3.58m x 2.26m)

Quality solid wood bespoke fitted units including granite worksurface and a Belfast sink. There is space for a tumble dryer and washing machine, a ceramic tiled floor covering, access to the garage and a door leading to the ground floor WC. There is also a UPVC double glazed window to the front, a wall mounted gas boiler, a central heating radiator and space for an American style fridge freezer.

Dining Room 18' 4" x 9' 3" (5.58m x 2.82m)

Spacious dining room with French double doors to the garden, access from the dining kitchen and with a door leading to the sitting room. There are two Velux skylights in the ceiling, plus a UPVC double glazed window to the side, making this a very light bright and airy space indeed. The flooring is of ceramic tiles, there is a central heating radiator and ample space for a ten seater dining suite.

Sitting Room 18' 4" x 14' 5" (5.58m x 4.39m)

A good size room with a superb feature fireplace, coved ceilings and superb French double doors to a large patio at the rear. There are also two central heating radiators and a door leading to a separate snug/TV room.

Snug 10' 5" x 9' 3" (3.17m x 2.82m)

A beautiful cosy room with a gas log burner burner style fire, two wall lights, TV point, central heating radiator and French double doors to the patio at the rear.

Bedroom 1 13' 5" x 11' 3" (4.09m x 3.43m)

UPVC double glazed window to the rear, space for a large wardrobe, a central heating radiator and a door leading to the dressing room and en-suite which includes a large walk in wardrobe.

En-suite 10' 6" x 9' 1" (3.20m x 2.77m)

Three piece suite including a WC, pedestal wash basin and a large walk in shower. There is also space for a dressing table, a UPVC double glazed window to the rear, a central heating radiator and a door which leads to a walk in wardrobe.

Bedroom 2 16' 7" x 9' 1" (5.05m x 2.77m)

Light bright and airy room including a UPVC double glazed window to the front, one to the side and also a Velux skylight in the ceiling. This superb room is currently utilised as an office and TV room and includes a central heating radiator, TV point and open plan access from the landing.

Bedroom 3 10' 10" x 10' 10" (3.30m x 3.30m)

A double room currently set out as a single, including a UPVC double glazed window to the rear and a central heating radiator.

Bedroom 4 10' 1" x 7' 8" (3.07m x 2.34m)

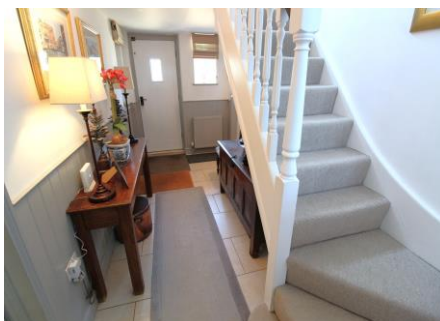
A double room currently set out as a twin with a UPVC double glazed window to the front and a central heating radiator.

Family Bathroom 10' 6" x 7' 6" (3.20m x 2.28m)

Four piece family bathroom including a free standing roll top bath, a separate recessed shower, a close coupled WC and a pedestal wash basin. There is also a fitted linen cupboard, a heated towel rail and UPVC double glazed windows to the side and rear.

Outside

The property is set back from the road beyond a brick wall boundary and a gravel drive which is secured by wrought iron driveway gates. There is also a gated access along the right hand side of the property, which leads to a stunning landscaped garden which backs on to open fields. There is a large patio area off the rear of the living accommodation which overlooks beautiful mature plantings including a stunning rose garden and topiary.

**Disclaimer**

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