



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

A spectacular chalet style property with off road parking for two large vehicles and a superb garden with a spacious raised deck and a fabulous view across open fields towards a Ménage. This superb and modern home is particularly well appointed and including roomy, light, bright and airy accommodation. There is a huge reception hall with an oak staircase to the first floor, a large ground floor bedroom and an open plan living room leading to stylish kitchen/diner with patio doors to the rear. There is also a separate utility room and a ground floor shower room with WC. On the first floor, the fantastic master suite has a superb Juliet balcony from which to enjoy the view, a luxurious en-suite bathroom and a further double bedroom with fitted wardrobes. The property is fully double glazed and has underfloor heating to the ground floor, fueled by a gas combination boiler.



£435,000

Entrance Hallway 13' 1" x 12' 11" (3.98m x 3.93m)

Oak effect floor covering, underfloor heating and a superb oak and glass open staircase to the first floor. There is also a door leading to the ground floor double bedroom, a fitted cloak cupboard and a door to the living accommodation at the rear.

Bedroom 2 (Ground floor) 16' 1" x 10' 6" (4.90m x 3.20m)

A spacious double bedroom including a large bay window to the front, with UPVC double glazing, under floor heating and ample space for a full range of bedroom furniture.

Sitting Room 15' 9" x 13' 1" (4.80m x 3.98m)

A wonderful cosy living area situated within the open plan accommodation including underfloor heating, recessed ceiling down lights and a view down the garden at the rear. There is also a TV point and a stunning feature fireplace with a Dimplex Optimyst electric fire, which cleverly replicates a smoking fire using steam

Kitchen/Diner 21' 0" x 10' 1" (6.40m x 3.07m)

Stylish fitted kitchen including high gloss base and eye level units with underlighting, cornice trims and integrated appliances including a dishwasher, an electric oven and a four ring electric hob with an extractor hood over. There is also space for a tall fridge/freezer, access to the utility room, a UPVC double glazed window to the rear, oak effect flooring with underfloor heating and a spacious dining area with patio doors to a large decked terrace.

Utility Room 7' 11" x 5' 8" (2.41m x 1.73m)

Including worktop space with plumbing for a washing machine and space for a tumble dryer under, oak effect flooring with underfloor heating and a door leading to the shower room and WC. There is also a wall mounted gas combination boiler and a UPVC double glazed exterior door to the side.

Shower Room (Ground Floor) 7' 10" x 5' 2" (2.39m x 1.57m)

Stylish and spacious shower room including a three piece suite with a double shower cubicle and plumbed shower mixer, WC and a pedestal wash basin. There is also a UPVC double glazed window to the side, a tiled floor with underfloor heating and an extractor fan.

Bedroom 1 (First Floor) 19' 7" x 12' 9" (5.96m x 3.88m)

Stunning and spacious master bedroom with a Juliet balcony overlooking fields to the rear, two Velux skylights to the side, a central heating radiator and a TV point.

En-suite 8' 0" x 6' 10" (2.44m x 2.08m)

Three piece suite including a good size shower cubicle with a plumbed shower mixer, WC and a pedestal wash basin. There is also a double glazed Velux window to the rear, modern tiled walls and a heated towel rail.

Bedroom 3 (First Floor) 10' 7" x 9' 7" (3.22m x 2.92m)

Double bedroom with a Velux window to the front, a range of fitted wardrobes and a central heating radiator.

Outside

The property is set back from the road beyond a Tarmac double driveway with a path which leads along the right hand side to the rear. The rear garden which faces south, has a large decked terraces off the kitchen, with steps leading down to a level lawn with fields to the rear. There is also a good size timber shed for storage.



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)

29, Collier Lane Ockbrook DERBY DE72 3RP	Energy rating	Valid until:	30 July 2030
	C	Certificate number:	8405-9301-7922-9677-5303

Property type Semi-detached house

Total floor area 150 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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

