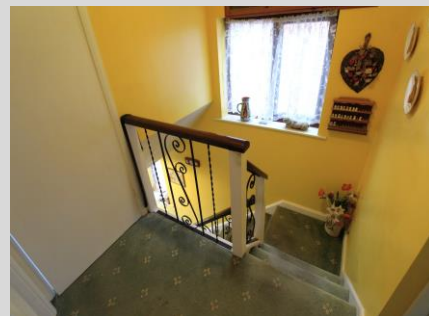




**21 Yew Tree Avenue, Ockbrook
Derby, DE72 3TB**

Three bedroom detached house situated in a superb cul-de-sac location, with swift access to open Parkland which leads to Redhill Primary School. The property will require modernisation to meet its full potential, however has timber framed double glazed windows, gas central heating fueled via a combination boiler and a kitchen with a good quality pitched roof extension to the rear. One of the unique features of this property is the large frontage which could be resurfaced to create parking for a motorhome or the like. The plot does narrow to the rear, however the removal of the garage would vastly improve the usability of the garden, which is very private and has an open aspect beyond. This is an excellent opportunity to create a wonderful family home in a popular village location with a vibrant community and excellent schooling.



£260,000

Hallway 10' 8" x 6' 0" (3.25m x 1.83m)

A recessed porch leads to a hardwood front door to the hallway, where there is a staircase to the first floor, a central heating radiator, window to the side, a door to the kitchen at the rear and a door to the sitting room.

Lounge/Diner 21' 4" x 11' 2" (6.50m x 3.40m)

Spacious dual aspect lounge diner with two central heating radiators, a wall mounted gas fire, TV point, a window to the front and one to the garden at the rear.

Kitchen 15' 2" x 8' 3" (4.62m x 2.51m)

Extended galley kitchen fitted with base and eye level units with laminate worksurfaces and space for appliances. There is also a cupboard under the stairs, a central heating radiator, a back door to the driveway, a window to the rear and a window to the side.

Bedroom 1 12' 10" x 10' 0" (3.91m x 3.05m)

Window to the front, a fitted wardrobe with sliding doors and a central heating radiator.

Bedroom 2 11' 1" x 10' 0" (3.38m x 3.05m)

Window to the rear and a central heating radiator.

Bedroom 3 9' 3" x 7' 4" (2.82m x 2.23m)

A good size box room with a fitted wardrobe over the stair well, a window to the front and a central heating radiator.

Bathroom 7' 4" x 5' 5" (2.23m x 1.65m)

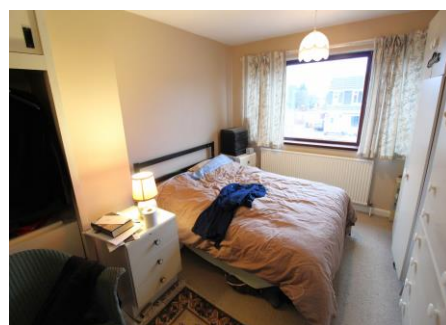
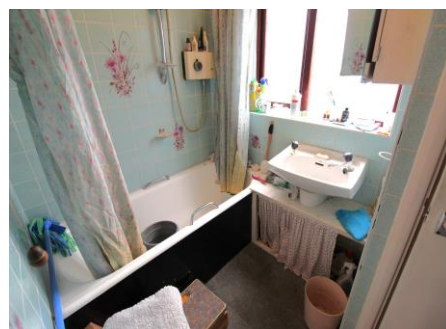
Two piece suite including a panel bath with an electric shower over and a pedestal wash basin. There is also a window to the rear, an airing cupboard and a central heating radiator.

Separate WC

Window to the side and a WC.

Outside

The property is set back from the road beyond a front lawn which wraps around the right hand side of the property. There is also a driveway on the left which leads to a garage at the rear and a low maintenance and private rear garden.

**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.**

