



**31 Cole Lane, Ockbrook
Derby, DE72 3RD**

A superb quality four bedroom detached house situation in a premier location within the sought after village of Ockbrook. This is a unique split level property which has a spacious kitchen diner with Velux skylights, a large light, bright and airy first floor sitting room, two modern bathrooms and a fantastic internal gynasium and workshop. To the front of the property is a spacious gated driveway, whilst to the rear is a very private and beautifully landscaped garden with a level lawn and a superb decked terrace with Pergola. Cole Lane is ideally located for rural walks with swift access to Redhills, where there are popular routes to Dale Abbey, Risley and Stanton by Dale. The property is fully UPVC double glazed and is gas centrally heated via a recently installed gas combination boiler.



**Guide Price
£450,000 - £485,000**

Entrance Hallway

Composite front door leading to an entrance hall with a central heating radiator, a laminate floor covering, an oak internal door to the inner hallway and access to the ground floor shower room/WC.

Shower Room 10' 7" x 4' 3" (3.22m x 1.29m)

Three piece suite including a recessed shower cubicle with an electric shower and glass door, wash basin with cupboard space under and a WC. There is also a central heating radiator, a ceramic tiled floor covering and a UPVC double glazed window to the front.

Inner hall

Central hallway with access to bedroom four, a door leading to the garage and steps leading up to the kitchen.

Bedroom 4 12' 5" x 8' 3" (3.78m x 2.51m)

UPVC double glazed windows to the side and rear, a central heating radiator and two recessed wardrobes/storage cupboards.

Kitchen/Diner 22' 9" x 15' 3" (6.93m x 4.64m)

Spacious fitted kitchen diner including base and eye level units with quartz worksurfaces, an under mount sink with a grooved draining board, metro tiled splashbacks and a solid wood breakfast bar. There is also plumbing for a washing machine and dishwasher, space for an American style fridge/freezer and a recently installed Smeg Portifino electric range cooker with an induction hob. The flooring is ceramic tiled with under floor heating and there are UPVC double glazed windows to the side and rear, plus two Velux skylights, UPVC double glazed patio doors and a back door to the garden.

Sitting Room 16' 11" x 14' 9" (5.15m x 4.49m)

Large, light, bright and airy sitting room with a large UPVC double glazed window to the front, superb quality oak flooring, a central heating radiator, TV point, recessed ceiling downlights and a feature fireplace.

Bedroom 1 14' 6" x 8' 10" (4.42m x 2.69m)

UPVC double glazed window to the rear, a central heating radiator and recessed clothes hanging space.

Bedroom 2 14' 10" x 8' 5" (4.52m x 2.56m)

Central heating radiator and UPVC double glazed windows to the side and rear.

Bedroom 3 8' 3" x 8' 0" (2.51m x 2.44m)

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

Bathroom 10' 1" x 5' 6" (3.07m x 1.68m)

Four piece family bathroom including a large walk in shower cubicle with plumbed shower mixer and a rainfall head, a close coupled WC, wash basin with cupboard space under and a panel bath. There is also a UPVC double glazed window to the rear, a chrome heated towel rail and ceramic wall and floor tiles.

Loft

Fully boarded with LED lighting and including a woodern drop down ladder with an insulated loft hatch.

Gymnasium/Workshop 16' 4" x 13' 5" (4.97m x 4.09m)

A fabulous facility currently utilised as a gymnasium and workshop including rubber mat flooring and double doors to the front. There is also a door leading to the hallway, a wall mounted Vaillant gas combination boiler, power and lighting.

Outside

To the front of the property is a spacious gated driveway with parking for two vehicles. Along the side of the house is a gated entrance to a very private and beautifully landscaped rear garden with steps leading up to a level lawn and a fabulous decked terrace to the rear of the plot, complete with a timber pergola.



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)

31 Cole Lane Ockbrook DERBY DE72 3RD	Energy rating C	Valid until:	13 July 2033
		Certificate number:	9049-3028-7203-8757-5204

Property type	Detached house
Total floor area	109 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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

