



12 Croft Close, Ockbrook Derby, DE72 3RR

A fabulous light bright and airy two bedroom detached bungalow, situated in a superb cul-de-sac location, within the popular village of Ockbrook. The property is at a raised elevated, allowing far reaching views toward Leicestershire and beyond. All the windows and doors are UPVC double glazed and there is a full gas fired central heating system. To the front is ample off road parking on a wide Tarmac driveway with an adjacent front lawn, plus there is a very useful carport leading to a plastic shed with space for utilities. To the rear of the property is a beautiful and very private garden, large enough to enjoy yet still easily managed. The property has a very nice feel about it with lots of natural light and includes a fitted kitchen and a modern and stylish wet room. Croft Close is a great location with good access to rural walks. There is a footpaths which leads to the Settlement in one direction and to the main road in the other. Here you will find a bus stop, hairdressers, village pub, wine bar and tea room. Ockbrook also has a Post Office and is within walking distance of Borrowash, where there are a full range of amenities and services.



£259,950

Kitchen 12' 10" x 8' 3" (3.91m x 2.51m)

Fitted with a range of base and eye level units including laminate worksurfaces and a ceramic sink drainer. There is also a large UPVC double glazed window to the front with views, a central heating radiator, space for a small table and chairs and a UPVC double glazed window and door to the side. Appliances include; an electric oven, four ring electric hob, plumbing for a washing machine and space for a fridge freezer.

Sitting Room 13' 9" x 13' 5" (4.19m x 4.09m)

A good size room including a feature fireplace with an electric fire, a UPVC double glazed window to the front, a central heating radiator, TV point and space for a dining suite.

Bedroom 1 11' 10" x 10' 2" (3.60m x 3.10m)

A good size double room overlooking the rear garden including space for a range of wardrobes, a UPVC double glazed window to the rear and a central heating radiator.

Bedroom 2 11' 2" x 6' 10" (3.40m x 2.08m)

A good size room, currently utilised as a single bedroom, which could work as an ample double room if re-organised. There is a UPVC double glazed window to the rear garden and a central heating radiator.

Shower Room 8' 2" x 5' 3" (2.49m x 1.60m)

A superb fully tiled wet room, including a large shower area, a wall hung wash basin and WC. There is also a chrome heated towel rail, and extractor fan, a lit wall mirror and a UPVC double glazed window to the side.

Outside

The property is set a good distance back from the road beyond a Tarmac driveway with an adjacent lawn, which leads to a large carport at the side. To the rear is a very private garden with a spacious concrete imprinted patio area and a level lawn with well stocked surrounding flower beds.

**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)

12 Croft Close Ockbrook DERBY DE72 3RR	Energy rating D	Valid until: 4 July 2033
		Certificate number: 0340-2844-5230-2207-6815

Property type	Detached bungalow
Total floor area	39 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		89 B
69-80	C		
55-68	D	55 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