



**12 Flood Street, Ockbrook
Derby, DE72 3RF**

A charming two double bedroom semi detached cottage situated in the heart of the popular village of Ockbrook. The property has been cherished by the current owners who have created a wonderful and inviting home. There is a full gas central heating system fueled by a Baxi combination boiler, UPVC double glazed windows and a cosy front room with a log burning stove. To the rear is a second reception room with a feature living flame gas fire, a galley kitchen and a stunning garden room with French double doors to a beautiful cottage garden. The superb south east facing garden is a very good size indeed and overlooks the village with a view of All Saints Church spire in the distance. In addition to the stylish refitted four piece family bathroom, there is also a ground floor WC located under the stairs.



£269,950

Dining Room 12' 0" x 12' 0" (3.65m x 3.65m)

Laminate double glazed front door leads to a good size reception room with a UPVC double glazed window to the front, a central heating radiator, door to the rear sitting room and an exposed brick chimney breast with an inset log burning stove.

Sitting Room 12' 0" x 11' 10" (3.65m x 3.60m)

UPVC double glazed window to the rear, two central heating radiators, a door leading to the staircase, a superb feature fireplace with a living flame gas fire, TV point and a door leading the the kitchen at the rear.

Kitchen 10' 0" x 7' 1" (3.05m x 2.16m)

Fitted galley kitchen including base and eye level units with laminate worksurfaces and a stainless steel sink drainer. There is also a laminate floor covering, a UPVC double glazed window to the side and open plan access to the conservatory at the rear. Appliances include; a four ring gas hob, an electric double oven, space for a tall fridge freezer, plumbing for a washing machine and plumbing for a dishwasher.

Conservatory 10' 4" x 9' 5" (3.15m x 2.87m)

Excellent quality garden room / conservatory with a glazed pitched roof and a brick built base. There is also a full height wall on one side, which is ideal to put furniture against, UPVC double glazed French double doors to the garden and UPVC double glazed windows on three sides.

Bedroom 1 12' 0" x 12' 0" (3.65m x 3.65m)

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

Bedroom 2 12' 0" x 9' 0" (3.65m x 2.74m)

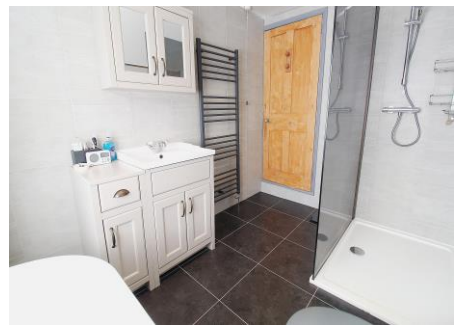
UPVC double glazed window to the rear, a fitted cupboard over the stairs and a central heating radiator.

Bathroom 10' 0" x 7' 1" (3.05m x 2.16m)

Modern and stylish four piece bathroom including a large walk in shower, a free standing pebble shaped bath, vanity unit with wash basin and a WC. There is also a UPVC double glazed window to the rear and a tall heated towel rail.

Outside

The property is set back from the road beyond a small fore garden with a path at the side which leads to the rear. The private rear garden which faces south east, is a very good size and is at an elevated position looking out over the village towards the church. There is a patio area off the conservatory and an ornamental garden pond with timber decking and a Japanese style timber footbridge. To the rear of the plot is a spacious utility area which includes a timber garden shed and raised vegetable planters.

**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.**

