



## 96a The Ridings, Ockbrook Derby, DE72 3SF

Stunning contemporary five bedroom executive home situated in the popular village of Ockbrook with open fields to the rear. This is a superb property which was constructed by the current owner to an exacting standard. The quality of build can be seen throughout, with beautiful bathrooms, including three en-suite shower rooms and a stylish modern kitchen with Neff appliances, quartz worksurfaces and full height patio door to the rear. The property has a surprisingly low energy consumption, utilising a network of low voltage led lighting and having underfloor heating fueled via an air source heat pump with integrated roof solar panels. The first floor is constructed of block and beam, ideal for the hydronic heating system and sturdy enough to accommodate a gymnasium, music room or the like. There is also a pre installed media network throughout, a wonderful first floor balcony from which to enjoy the view and a large integral garage with access to a separate workshop, which has potential to become an office is required.



**£985,000**

**Hall 17' 5" x 9' 5" (5.30m x 2.87m)**

A grand entrance hall with an open stair to a stunning galleried landing with vaulted ceiling. There is also access to the ground floor WC, double doors to the front sitting room, porcelain floor tiles with underfloor heating and double doors to the kitchen at the rear.

**Sitting Room 16' 1" x 15' 4" (4.90m x 4.67m)**

Windows to the front with fitted blinds, wood effect porcelain floor tiles with underfloor heating, media points and a chimney breast with fitted log burner.

**WC 5' 8" x 4' 5" (1.73m x 1.35m)**

Wall hung WC with concealed cistern, porcelain floor tiles with underfloor heating, tiling on walls, a heated towel rail, a window to the front and a wall hung wash basin.

**Kitchen 23' 1" x 30' 1" (7.03m x 9.16m) MAX**

Stunning open plan kitchen with quartz island including a four piece breakfast bar, a spacious sitting area with media wall and contemporary flame effect electric fire and ample space for a large dining suite. The kitchen is superbly appointed having a Neff induction hob with a down draft extractor, two Neff ovens, one of which has a warming draw, a fitted hot tap and full height integrated fridge and freezer. There are also two full height patio doors to the garden, porcelain floor tiles with under floor heating and a door leading to a separate utility room.

**Utility Room 11' 6" x 5' 8" (3.50m x 1.73m)**

Base and eye level units including a quartz worksurface with under mount sink, plumbing for a washing machine, space for a tumble dryer, porcelain floor tiles with underfloor heating and a door leading to the garage.

**Garage 20' 4" x 15' 8" (6.19m x 4.77m)**

Electric up and over sectional garage door, two windows to the side and a personnel door leading to the workshop/boiler room at the rear.

**Workshop 15' 8" x 12' 1" (4.77m x 3.68m)**

Workshop/boiler room with a window to the rear, a personnel door to the side and a wall mounted media hub.

**Bedroom 1 15' 8" x 15' 0" (4.77m x 4.57m) Expanding to 25' 5"**

Picture window to the rear with rural views and fitted blinds, a range of fitted wardrobes, media wall, inset ceiling downlights, underfloor heating and a door leading to the en-suite shower room.

**En-suite 9' 6" x 5' 7" (2.89m x 1.70m)**

Quality suite including a wall hung WC with concealed cistern, porcelain floor tiles with underfloor heating, a heated towel rail, contemporary wall tiles, a Velux window to the side, wall hung wash basin with lit mirror cabinet over and a large walk in shower with rain fall head and a hand shower attachment.

**Bedroom 2 15' 4" x 14' 11" (4.67m x 4.54m)**

Picture window including a door which leads out to an open balcony with rural views, fitted blinds, underfloor heating, inset ceiling downlights, media point and a door leading to the en-suite shower room.

**En-suite 7' 2" x 7' 0" (2.18m x 2.13m)**

Three piece suite including a double shower cubicle, a wall hung wash basin and WC. There is also a heated towel rail, underfloor heating, a window to the side and contemporary floor and wall tiles.

**Bedroom 3 15' 4" x 12' 1" (4.67m x 3.68m)**

Window to the front with fitted blinds, underfloor heating, media point and a door leading to the en-suite shower room.

**En-suite 7' 8" x 7' 0" (2.34m x 2.13m)**

Three piece suite including a double shower cubicle, a wall hung wash basin and WC. There is also a heated towel rail, underfloor heating and contemporary floor and wall tiles.

**Bedroom 4 12' 1" x 15' 8" (3.68m x 4.77m)**

Window to the front with fitted blind, media point and underfloor heating.

**Bedroom 5 11' 2" x 7' 9" (3.40m x 2.36m)**

Window to the rear, media point and underfloor heating.

**Family Bathroom 10' 11" x 6' 7" (3.32m x 2.01m)**

Beautifully appointed family bathroom with a freestanding pebble bath, a wall hung vanity unit with inset sink with a lit mirror over, porcelain floor and wall tiles, underfloor heating, a heated towel rail, a wall hung WC with concealed cistern, window to the rear and a fitted full height bathroom cabinet.

**Outside**

The property is set back from the road beyond a large block paved driveway which provides off road parking for several vehicles and allows vehicular access to the garage. There is also a gate at the side leading to a spacious utility area and to the private rear garden. The rear garden has a large patio off the rear of the kitchen with steps leading down to a level lawn which backs on to open fields at the rear.

**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)

96A THE RIDINGS OCKBROOK DERBY DE72 3SF	Energy rating <b>B</b>	Valid until: 1 July 2031
		Certificate number: 0593-3702-8130-2109-3485

Property type	Detached house
Total floor area	264 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 B. 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	82 B	88 B
69-80	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

