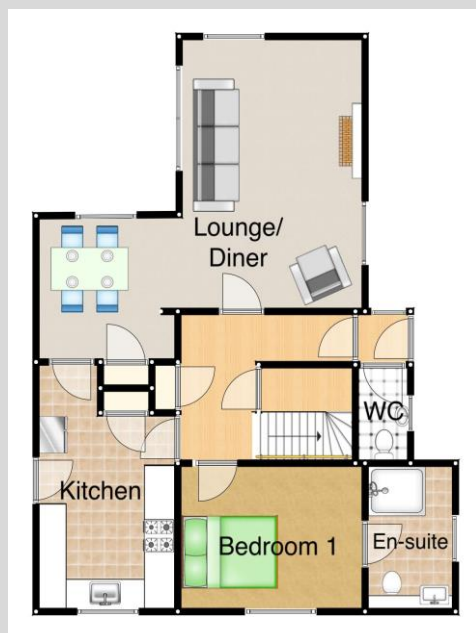




**59 Green Lane, Ockbrook
Derby, DE72 3SE**

Spacious three double bedroom detached bungalow backing onto open fields with superb rural views. The property is tucked away from the main road and includes a tandem driveway with access to a good size brick built garage. There are private gardens to the front and rear, a ground floor bedroom with en-suite wetroom, a further two double bedrooms on the first floor, and a three piece family bathroom. The property is well presented throughout, has a wonderful light bright and airy L shaped lounge/diner, and a superb modern and stylish refitted kitchen. All the windows are UPVC double glazed, and there is a gas fired central heating system fueled by a combination boiler. Ockbrook is a wonderful village community, which benefits from some wonderful rural walks, great pubs and a wealth of amenities in the neighbouring village of Borrowash.



£369,950

Hallway

L shaped central hallway with under stair storage, a recessed cloak cupboard, access to the ground floor WC and a central heating radiator.

Kitchen 15' 0" x 8' 8" (4.57m x 2.64m)

A very stylish fitted kitchen including a matching range of high gloss base and eye level units with underlighting and cornice trims. There is also access to the dining area at the rear, a UPVC double glazed back door and a UPVC double glazed window to the front. Appliances include; a composite 1 and 1/2 half sink drainer, a four ring gas hob with an extractor hood over, an electric oven, a fitted microwave combi oven, space for a tall fridge/freezer and plumbing for a washing machine and dishwasher.

Lounge/Diner 16' 3" x 20' 9" (4.95m x 6.32m)

Spacious light bright and airy L shaped lounge/diner, including UPVC double glazed windows to the side and rear, sliding patio doors to the garden, a diner area off the kitchen and a feature fireplace. There is also access from the hallway, a fitted storage cupboard and two central heating radiators.

Bedroom 1 11' 7" x 8' 9" (3.53m x 2.66m)

Ground floor bedroom with a UPVC double glazed window to the front, a central heating radiator and access to a superb en-suite wetroom.

En-suite 8' 9" x 5' 5" (2.66m x 1.65m)

Stylish wetroom including a plumbed shower mixer with glass screen, a vanity unit with wash basin and WC, a heated towel rail and modern ceramic wall tiles.

Bedroom 2 14' 4" x 8' 8" (4.37m x 2.64m)

A good size double bedroom including a central heating radiator and a UPVC double glazed window with superb rural views.

Bedroom 3 14' 4" x 8' 6" (4.37m x 2.59m)

A good size double bedroom including a central heating radiator and a UPVC double glazed window with superb rural views.

Bathroom 5' 10" x 6' 8" (1.78m x 2.03m)

Three piece family bathroom including a panel bath with a hand shower attachment, a close coupled WC and a pedestal wash basin. There is also a large recessed storage cupboard, a UPVC double glazed window to the side and a heated towel rail.

Garage 18' 11" x 9' 0" (5.76m x 2.74m)

A large brick built single garage with power, lighting and an up and over garage door to the driveway at the front.

Outside

Just off Green Lane is a tandem driveway which leads to a brick built single garage with an adjacent path to the property. The property is approached via a secure front garden with rural views, where there is access along both sides to the rear. The superb and very private rear garden includes a spacious patio area with sliding patio doors from the lounge, a level lawn, well stocked surrounding flower beds, a timber shed and open fields beyond.



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 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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		