



**29 The Settlement, Ockbrook
Derby, DE72 3RJ**

A stunning Grade II Listed Georgian property in the historic Moravian Settlement, founded in 1750. 29 The Settlement is situated in the beautiful village of Ockbrook, which is located between Derby and Nottingham. This central location allows swift road links to both cities via the A52, along with access to the M1 motorway and East Midlands International Airport. The accommodation is arranged over three floors, including three reception rooms, two bathrooms and five bedrooms, the master having a spacious dressing room off. To the rear is a large and very private garden with a gated driveway beyond, and a detached single garage. Ockbrook is a wonderful village location with four great pubs, a superb wine bar and popular tea room. There are also a wealth of amenities in the neighbouring village of Borrowash, which is just a 20 minute walk away. Borrowash village centre includes a supermarket, post office, bakery, butchers and fishmongers to name a few. Elvaston Castle Country Park is also within a short drive, which has some fabulous rural walks within its grounds.



£575,000

Front Porch 5' 0" x 4' 11" (1.52m x 1.50m)

Timber front door with lions head knocker and an arched fanlight style window over, leads to an enclosed porch with a Minton tiled flooring, windows to either side and a stained glass internal door to the hallway.

Central Hallway 11' 9" x 11' 3" (3.58m x 3.43m)

Spacious hallway with an ornate staircase to the first floor, parquet flooring, doors leading to both front reception rooms and access to a rear lobby, WC, kitchen and dining room.

Sitting Room 14' 3" x 13' 7" (4.34m x 4.14m)

Sash window to the front, open fireplace with a tiled surround, high ceiling, deep skirting, a central heating radiator and TV point.

Playroom / Study 0' 9" x 13' 7" (0.23m x 4.14m)

Sash window to the front, high ceiling and a central heating radiator.

Kitchen 11' 4" x 12' 6" (3.45m x 3.81m)

Fitted with a matching range of modern base and eye level units with laminate worksurfaces, space for a tall fridge freezer, washing machine and dishwasher, a fitted four ring gas hob with an extractor hood over, a stainless steel sink drainer and an under counter electric oven. There is also a tiled floor covering which leads through to the dining room, two central heating radiator and a window to the rear.

Dining Room 15' 9" x 12' 4" (4.80m x 3.76m)

Open plan access to the kitchen, a back door to the garden, fitted storage cupboards, access to a large pantry, high level windows to the rear, a lantern skylight in the ceiling and a central heating radiator.

WC 3' 5" x 6' 4" (1.04m x 1.93m)

WC and wash hand basin.

Bedroom 1 14' 6" x 14' 5" (4.42m x 4.39m)

Sash window to the front, a beautiful feature open fireplace, a central heating radiator and a door leading to the dressing room.

Dressing Room 12' 1" x 6' 6" (3.68m x 1.98m)

Sash window to the front, a central heating radiator, access from the landing and also access from the master bedroom.

Bedroom 2 14' 11" x 14' 7" (4.54m x 4.44m)

Sash window to the front, a fitted wardrobe and a central heating radiator.

Bedroom 3 15' 0" x 14' 8" (4.57m x 4.47m)

Second floor bedroom with a sash window to the front and a central heating radiator.

Bedroom 4 14' 5" x 14' 8" (4.39m x 4.47m)

Second floor bedroom with a sash window to the front, a fitted wardrobe and a central heating radiator.

Bedroom 5 12' 1" x 6' 6" (3.68m x 1.98m)

Second floor bedroom with a sash window to the front and a central heating radiator.

Bathroom 12' 6" x 8' 3" (3.81m x 2.51m) Max

A stylish and modern family bathroom including a three piece suite with a panel bath, vanity unit with wash basin and WC. There is also a fitted storage cupboard, a central heating radiator, ceramic wall tiles, a vinyl floor covering and a window to the rear.

Shower Room 8' 3" x 5' 11" (2.51m x 1.80m) Max

Modern three piece shower room including a large recessed shower enclosure, a wall mounted wash basin and WC. There area also ceramic wall tiles, a vinyl floor covering, a central heating radiator and a window to the side.

Council Tax

Band E

Tenure

Freehold

**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)

29, The Settlement Ockbrook DERBY DE72 3RJ	Energy rating D	Valid until: 7 March 2030
		Certificate number: 0363-2893-7476-2500-8545

Property type	Mid-terrace house
Total floor area	221 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 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

Breakdown of property's energy performance

