

*Everington
& Ruddle*



Top Manor Close, Ockbrook, Derby, DE72 3TN

£325,000

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A very well located and versatile property situated in the centre of the village away from busy main roads, in a sought after and desirable cul-de-sac location. The property was constructed as a three bedroom chalet style home with one bedroom on the ground floor and two on the first floor. The current owners have now created a fourth bedroom by dividing a first floor bedrooms in two, to meet the needs of a growing family. The good size living accommodation includes a large central hallway with storage under the stairs, a spacious lounge/diner with bay window to the front, cloakroom/WC and a fitted kitchen which leads out to a private rear garden.

- Village location
- Redhill Primary School catchment
- Garage
- Cul-de-sac position

Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

**Contact Everington & Ruddle on; 01332 669600
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Hallway

Cloakroom WC (Ground floor) - UPVC double glazed window to the side, wash hand basin and WC.

Lounge/Diner - 6.07m x 3.3m (19'11" x 10'10") A spacious front sitting room with plenty of natural light, having a large bow window to the front. There is also a good size dining area, laminate wood flooring, a central heating radiator, a UPVC double glazed window to the side and TV point.

Kitchen - 3.15m x 2.9m (10'4" x 9'6") A good size practical fitted kitchen which overlooks the superb rear garden. There is a range of base and eye level units with laminate worksurface and integrated appliances to include a fridge/freezer, electric cooker and a four gas hob. There is also a UPVC double glazed window to the rear, a vinyl floor covering, plumbing for a washing machine and dishwasher, plus a UPVC double glazed back door to the garden.

Bedroom 4 - 3.02m x 3.15m (9'11" x 10'4") Ground floor double bedroom adjacent to the cloakroom WC and including a UPVC double glazed window to the private rear garden and a central heating radiator.

Bedroom 1 - 3.56m x 3.33m (11'8" x 10'11")

UPVC double glazed window to the front, eave storage space and a central heating radiator.

Bedroom 2 - 3.15m x 2.44m (10'4" x 8'0")

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

Bedroom 3 - 3.18m x 2.44m (10'5" x 8'0")



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Bathroom (First floor) - 2.51m x 1.96m (8'3" x 6'5")A good size family bathroom with a three piece suite including a bath with shower over, a pedestal wash basin and WC. There is also a UPVC double glazed window to the side and a central heating radiator.

Garage - 5.77m x 2.51m (18'11" x 8'3")With power, lighting, an up and over garage door to the driveway at the front and a personnel door to the rear garden.

