



9 Croft Close, Ockbrook Derby, DE72 3RR

Three double bedroom detached bungalow situated in a fabulous cul-de-sac location in the heart of the village within close proximity to all that Ockbrook has to offer, including country walks, four good pubs and a fabulous tea room to name just a few. This beautifully presented and very spacious property has a huge lounge diner with patio doors which lead out to a superb south east facing decked terrace which allows plenty of natural light to flood in. To the rear of the plot is a second patio area with an outdoor gin bar which the current owners bring to life with their wonderful fire pit and outdoor furniture. The property also includes a good size master bedroom with fitted wardrobes, a large en-suite bathroom and a modern and stylish shower room with a large walk in shower. All the windows are UPVC double glazed, there is a full gas centrally heating system, the boiler being installed only four years ago, a recent alarm system and a detached brick built single garage with power and lighting located beyond wrought driveway gates for added security.



£369,950

Lounge/Diner 27' 6" x 12' 7" (8.38m x 3.83m)

Spacious dining area, sitting area with patio doors to the garden, two central heating radiator, TV point, a door from the central hallway and door to the kitchen.

Kitchen 12' 4" x 8' 5" (3.76m x 2.56m)

Fitted with a matching range of base and eye level units with quartz worksurfaces, a composite sink drainer, four ring gas hob with a pull out extractor hood over and an electric double oven. There is also plumbing for a washing machine and dishwasher, an integrated fridge freezer, a fitted breakfast bar, a UPVC double glazed external door to the side and a UPVC double glazed window to the rear.

Bedroom 1 13' 4" x 11' 0" (4.06m x 3.35m)

UPVC double glazed windows to the side and front, a range of fitted wardrobes and a central heating radiator.

En-suite Bathroom 8' 7" x 7' 10" (2.61m x 2.39m)

Three piece suite including a P shaped bath with a Mira shower over and a folding glass screen, a pedestal wash basin with mixer tap and a WC. There is also a UPVC double glazed window to the side, a chrome heated towel rail, an extractor fan and ceramic floor and wall tiles.

Bedroom 2 9' 11" x 9' 10" (3.02m x 2.99m)

UPVC double glazed window to the front, a central heating radiator, fitted wardrobes and two recessed storage cupboards.

Bedroom 3 11' 4" x 8' 5" (3.45m x 2.56m)

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

Shower Room 8' 5" x 5' 4" (2.56m x 1.62m)

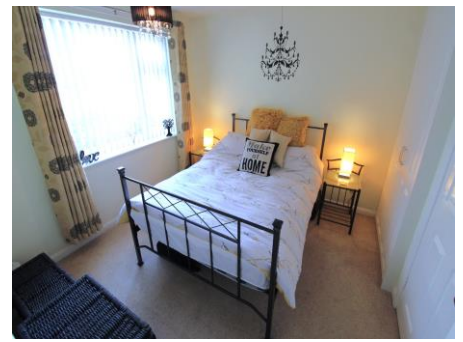
Fully tiled and very stylish shower room including a large walk in shower cubicle with a plumbed shower mixer and rainfall head. There is also a UPVC double glazed window to the side, a modern chrome heated towel rail, WC, a wall hung wash basin with cupboards under, ceiling with recessed downlights and an extractor fan.

Garage 16' 0" x 8' 3" (4.87m x 2.51m)

Up and over door to the front, a window to the rear, power and lighting.

Outside

The property is set back from the road beyond a large brick edge Tarmac driveway with surrounding flower beds. There is access along the side of the property to the garage at the rear where there is also a gate which leads to the rear garden. The rear garden is very private, faces south east and includes a good size lawn, timber deck with patio doors from the sitting room and a patio area adjacent to the outdoor din bar.



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)

9 Croft Close Ockbrook DERBY DE72 3RR	Energy rating D	Valid until: 13 April 2033 Certificate number: 7537-1924-2200-0137-5296
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Property type: Detached bungalow

Total floor area: 81 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 current energy rating is D. 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		
55-68	D	65 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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor