



**4 Cedar Drive, Ockbrook  
Derby, DE72 3SJ**

Stunning three bedroom detached bungalow, which has recently undergone a full scheme of modernisation by the current owners. No stone has been left unturned in creating a fabulous quality and very stylish property, which is ready to move straight into and enjoy. The location is second to none, being situated in a superb cul-de-sac just off The Ridings and there is a beautiful and very private rear garden. At the heart of the home is a fabulous kitchen diner with living area, bifold doors to the rear garden and Velux skylights. Recent works include; new UPVC double glazed windows throughout, a full rewire, a new combination boiler with new piping, a full alarm system and of course, a new kitchen and bathroom. Ockbrook has a wonderful village community with vibrant pubs, a popular tea room, a useful post office and is within walking distance of the many local amenities in the neighbouring village of Borrowash.



**£445,000**

## Hallway

Spacious L shaped central hallway with a bespoke hand crafted built in sideboard, an oak effect Karndean style floor covering, central heating radiator, a stylish panelled wall with coat hanging space and doors leading off to all rooms.

## Living/Kitchen/Diner 26' 3" x 10' 9" (7.99m x 3.27m)

A beautiful quality shaker style kitchen with solid wood doors, underlighting and quartz worksurfaces with a large breakfast bar. There are also integrated appliance which include a dishwasher, washing machine, a pair of Neff electric ovens and a five ring gas hob with an extractor hood over. The sitting area has wonderful bifold doors to the garden and two Velux skylights which make it very light bright and airy. There is also a quality floor covering which follows through from the hallway, a central heating radiator and a ceramic sink unit with a UPVC double glazed window providing a view of the garden.

## Bedroom 1 19' 8" x 11' 10" (5.99m x 3.60m)

A very large room which was originally the sitting room and as such has an adjoining chimney from the hallway. There are a range of quality fitted wardrobes which appear as a panelled wall, a double central heating radiator, two wall lights, an ethernet socket and two UPVC double glazed windows.

## Bedroom 2 8' 7" x 8' 1" (2.61m x 2.46m)

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

## Bedroom 3 13' 11" x 8' 9" (4.24m x 2.66m)

UPVC double glazed window to the side, an ethernet port and a central heating radiator.

## Shower Room 8' 7" x 6' 4" (2.61m x 1.93m)

Spacious shower room with Karndean flooring, a large shower with glass screen and a porcelain shower stall, a wall hung sink unit with two wall lights over and drawers under, a close coupled WC. There is also a central heating radiator, an extractor and a UPVC double glazed window to the side.

## Garage 16' 9" x 8' 2" (5.10m x 2.49m)

Detached brick built garage with power and lighting. This was intended to be used as an office, so has recently hand a new insulated roof and insulation to the walls. There is also an electric roller door to the driveway at the front, a UPVC double glazed window to the rear and a personnel door to the side.

## Outside

The property is set back from the road beyond an attractive fore garden with an adjacent single driveway on the left and a path to the right which leads to the front door. There is also a gated access along both sides of the property to a very private rear garden, which has been beautifully landscaped. This includes raised planters, a patio area off the kitchen and an attractive summerhouse with power. There is also new fencing, three double outdoor sockets and a spacious utility area at the side with a timber shed, access to the garage and a greenhouse.



## Disclaimer

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