



**45 Collier Lane, Ockbrook  
Derby, DE72 3RP**

Renovated two bedroom bungalow, extended to the rear and including a substantial detached garage and a good size south facing garden. The property is superbly presented throughout and includes a stylish fitted kitchen with shaker style units and a spacious dining area with patio doors to the rear. There is also a wonderful bathroom with modern fittings, spacious bedrooms including fitted wardrobes and bay window to the master and a good size sitting room with a feature fireplace. This fabulous and spacious home is offered for sale with the benefit of there being no upward chain, has a modern gas central heating system fueled by a combination boiler, updated electrics and new floor coverings throughout. To the front of the property is a large block paved driveway leading to a carport at the side, which allows ample off road parking for several vehicles.



**£299,950**

## Entrance Hall

Double glazed front door leading an entrance hall with a tiled floor covering, a door to the kitchen and one to the sitting room.

## Sitting Room 13' 0" x 13' 0" (3.96m x 3.96m)

A good size room with open plan access to the rear including a view down the garden via patio door from the dining area. There is also a feature fireplace with a coal effect gas fire, a fitted meter cupboards with shelves above, TV point and a central heating radiator.

## Dining Area 10' 2" x 9' 6" (3.10m x 2.89m)

Open plan to the kitchen, UPVC double glazed double patio door to the garden and a central heating radiator.

## Kitchen 11' 1" x 7' 10" (3.38m x 2.39m)

A fabulous shaker style fitted kitchen including base and eye level units with laminate worksurface and a stainless steel sink unit with a view down the garden. Appliance include an integrated fridge freezer, a four ring electric hob with an extractor hood over and an integrated washing machine. There is also a tiled floor covering, a UPVC double glazed window to the rear and a contemporary vertical radiator.

## Bedroom 1 17' 0" x 10' 10" (5.18m x 3.30m)

UPVC double glazed bay window to the front with vertical blinds, a range of fitted wardrobes and a central heating radiator.

## Bedroom 2 9' 11" x 7' 11" (3.02m x 2.41m)

UPVC double glazed window to the front, vertical blinds and a central heating radiator.

## Bathroom 9' 1" x 5' 5" (2.77m x 1.65m)

Three piece bathroom including a wash basin with cupboard space under, a close coupled WC and a panel bath with shower screen and a plumbed shower mixer with rain fall head. There is also a central heating radiator, a tiled flooring covering and a UPVC double glazed window to the side.

## Garage 22' 0" x 9' 6" (6.70m x 2.89m)

A spacious block built detached garage with timber double doors to the front, a window and personnel door to the side, power and lighting.

## Outside

The property is set back from the road beyond a low level brick wall and a spacious block paved driveway with space for several vehicles and access a large carport at the side. The south facing rear garden has a raised patio area off the dining room and a spacious level garden with a private aspect.



### 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)

45 COLLIER LANE OCKBROOK DERBY DE72 3RP	Energy rating	Valid until:	18 July 2031
	<b>E</b>	Certificate number:	0139-6223-0000-0051-8292

**Property type** Semi-detached bungalow

**Total floor area** 64 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 E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	51 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

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