



## 31 The Settlement, Ockbrook Derby, DE72 3RJ

Four storey Georgian residence situated on the historic Moravian settlement in the desirable village of Ockbrook, with far reaching views to the south. This wonderful grade 2 listed property, which is a genuine slice of history, is arranged over four levels and includes what could be a separate basement annexe complete with a dedicated front door and Georgian pane sash windows to the front. There is also a courtyard garden to the rear with outbuildings and a gate from the driveway and garage. To the front is a wonderful and secluded south facing garden, where there is a superb patio area with garden pond and summerhouse. Ockbrook is located between the cities of Derby and Nottingham with a wealth of amenities close by. There is a vibrant and active community within the village, four highly regarded pubs and a successful cricket club. Road links are also excellent with swift access to M1 motorway and East Midland International Airport.



**£675,000**



## Hallway

Spacious L shaped hallway included a stone flag and timber flooring with a sweeping open staircase to the upper floors.

## Cloakroom WC 8' 10" x 3' 2" (2.69m x 0.96m)

WC and wash hand basin.

## Sitting Room 18' 9" x 13' 8" (5.71m x 4.16m)

Two Georgian pane windows with original shutters to the front, two central heating radiators, original ceiling cornice and a superb open fireplace.

## Dining Room 14' 3" x 12' 10" (4.34m x 3.91m)

Georgian pane sash window to the front, two central heating radiators and a superb open fireplace with built in cupboards and bookcases within the chimney recess.

## Kitchen 14' 7" x 13' 8" (4.44m x 4.16m)

Window to the side, access to the pantry, a bespoke sink unit with granite worksurface, an integrated dishwasher and Belfast sink, Georgian pane sash window to the rear, window to the side, two central heating radiator and a chimney breast with a recessed Mercury gas range cooker.

## Pantry 7' 10" x 4' 7" (2.39m x 1.40m)

Window to the side, space for a fridge freezer and fitted shelving.

## Utility Room 11' 5" x 8' 5" (3.48m x 2.56m)

A range of base and eye level units with cornice trims and black granite worksurfaces with a twin ceramic sinks, glazed display units and an integrated microwave, fridge and freezer. There is also a central heating radiator and French double doors which lead to a small, private terrace with steps leading down to the rear courtyard garden and outbuildings.

## Laundry 10' 4" x 4' 3" (3.15m x 1.29m)

Located in the basement and including a wall mounted sink, plumbing for a washing machine, space for a tumble dryer, the wall mounted gas central heating boiler and a small window to the side.

## Basement TV Room 19' 1" x 14' 5" (5.81m x 4.39m)

A spacious room with a more contemporary feel including a sash windows to the front, a hardwood front door, access to the upper levels, ceiling with recessed spot lights, a door to the office and a brick built fireplace with a log burning stove.

## Basement Office 13' 2" x 6' 7" (4.01m x 2.01m)

With a sash window to the front, a central heating radiator and access to the laundry.

## Two additional basement rooms

Details to be confirmed due to access.

## Master Bedroom 19' 1" x 14' 5" (5.81m x 4.39m)

Two Georgian pane windows with original shutters to the front, access to the en-suite bathroom, two central heating radiators, original ceiling cornice and a superb open fireplace with a tiled hearth.

## En-suite Bathroom 14' 4" x 13' 3" (4.37m x 4.04m)

Four piece bathroom including a large walk in shower with glass screen, a roll top bath and two wall hung ceramic sinks. There are also three large fitted storage cupboards, a sash window to the front, a door from the landing, one from the master bedroom and a central heating radiator.

## Bedroom 2 14' 8" x 13' 8" (4.47m x 4.16m)

Sash window to the rear, a central heating radiator, open fireplace and a fitted wardrobe.

## Shower Room 8' 7" x 4' 9" (2.61m x 1.45m)

Situated on a split level landing with good access from the first and second floor. Includes a large shower cubicle, a wall hung wash unit with storage under, WC, a chrome heated towel rail, a window to the rear and modern ceramic tiled floor and walls.

## Bedroom 3 17' 8" x 14' 7" (5.38m x 4.44m)

A large room with a partially vaulted ceiling and an exposed roof truss. There is also a Velux skylight, a fitted wardrobe, a central heating radiator, an open fireplace and a sash window to the rear.

## Bedroom 4 33' 3" x 14' 6" (10.13m x 4.42m)

A vast space essentially two rooms with one access. There are three sash windows to the front, a central chimney breast with fire, two central heating radiators and further fireplace with cast iron range.

## Garage / Parking

Access is from the top of Bare Lane and includes parking on a gravel driveway in front of a detached timber garage which has power and lighting and measures 17'5 x 9' 4".

### 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)

31, The Settlement  
Ockbrook  
DERBY  
DE72 3RJ

Energy rating

**D**

Valid until: **10 October 2026**

Certificate number: **9349-2875-7704-9706-1785**

## Property type

Mid-terrace house

## Total floor area

310 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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

