



6 Bed House - Detached

1 Oak Tree Court, Borrowash, Derby DE72 3YD

Offers Around £799,950 Freehold



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& Company

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- Beautiful Executive Family Detached Home
- Private Cul-de-Sac - Only Four Homes
- Far-Reaching Views to Rear
- Lounge, Games Room, Study, Conservatory
- Well-Appointed Kitchen/Diner & Utility/Cloakroom
- Six Bedrooms - Four Bathrooms
- Generous Garden Plot - South Facing Rear Garden
- Extensive Block Paved Driveway for Multiple Vehicles
- Attached Double Garage with Electric Door
- Additional Enclosed Carport with Electric Door - Extra Double Garage !

GREAT LOCATION & FAMILY HOME - Nestled in the popular cul-de-sac of Oak Tree Court, this stunning executive six bedrooms and four bathrooms detached home offers an exceptional living experience - making it perfect for families seeking comfort and style.

One of the standout features of this home is its generous garden plot, which includes a south-facing rear garden, perfect for enjoying sunny days and outdoor gatherings.

The extensive block-paved driveway makes it ideal for families with multiple cars or for hosting visitors.

Additionally, the property benefits from a double garage and a large enclosed carport/garage providing further convenience and security for several vehicles.

This beautiful home is situated in a private cul-de-sac of only four homes, offering a peaceful and exclusive environment. With its combination of spacious living areas, ample parking, and a lovely garden, this property is a rare find in the desirable area of Borrowash/Ockbrook.

In Total House & Garages - 3,698 sq. ft

The Location

The property is located in the heart of Borrowash village, just a short walk away from a good range of local amenities including the Ashbrook Infant and Junior School, supermarket, post office, shopping outlets, village inns, restaurants and garden centre. Within easy reach too are the neighbouring villages and amenities of Ockbrook, Risley, Draycott, Breaston and Thulston. There are numerous countryside walks in the surrounding area and Elvaston Castle and Country Park is only a stroll away. Borrowash is conveniently located close to the A52 providing easy access to both Derby, Nottingham, the M1 and main motorway network, with good links to East Midlands International Airport and East Midlands Parkway Railway Station.

Accommodation

Ground Floor

Entrance Hall

15'10" x 5'8" (4.85 x 1.75)

With panelled entrance door, tile flooring, two radiators, understairs storage cupboard, coving to ceiling and split-level staircase leading to first floor.



Lounge

23'1" x 12'11" (7.04 x 3.95)

With feature fireplace incorporating log burning stove with raised hearth, wall lights, coving to ceiling, spotlights to ceiling, two radiators, double glazed window to front, double glazed sliding patio doors to garden, far-reaching views to rear and double opening internal panelled doors.



Games Room

24'8" x 12'1" (7.52 x 3.70)

With decorative fireplace with surrounds, wood flooring, two radiators, double glazed window to front with fitted blind, double glazed French doors opening on to patio and landscaped gardens, fitted drinks wall and base cupboards with matching worktop and internal door giving access to lounge.



Study

13'3" x 12'6" (4.05 x 3.83)

With radiator, coving to ceiling, wall lights, fitted desk with fitted base cupboards and additional wall cupboards, two internal sealed unit double glazed windows and sealed unit double glazed door giving access to conservatory.



Conservatory

13'2" x 10'10" (4.03 x 3.31)

With tile flooring, sealed unit double glazed windows and doors leading to landscaped gardens.



Kitchen Diner

16'2" x 12'7" (4.94 x 3.84)

With one and a half inset stainless steel sink unit with chrome mixer tap, additional Quooker filter tap, wall and base fitted units with granite worktops, built-in Siemens induction hob with stainless steel extractor hood over, two built-in Neff electric fan assisted ovens, both having warming plate drawers underneath, fridge/freezer (negotiable on sale), wine rack, tile flooring, two radiators, spotlights to ceiling, double glazed window to side, double glazed French doors opening on to patio and landscaped gardens, integrated dishwasher, kitchen island with matching granite worktops with fitted drawers underneath and additional wood breakfast bar attached, open square archway and internal door giving access to utility room.



Utility Room

11'2" x 6'5" (3.42 x 1.96)

With one and a half sink unit with mixer tap, wall and base cupboards with matching worktops, plumbing for automatic washing machine, plumbing for dishwasher, radiator, tile flooring, concealed worktop lights, space for tumble dryer, central heating boiler and side access door.



Cloakroom

5'9" x 3'6" (1.76 x 1.09)

With low level WC, fitted wash basin with fitted base cupboard underneath, tile flooring, coving to ceiling, extractor fan, heated chrome towel rail/radiator and internal panelled door with chrome fittings.



First Floor Landing

32'3" x 3'8" (9.83 x 1.13)

With radiator, built-in cupboard housing the hot water cylinder, feature double glazed arched window to front, attractive balustrade and coving to ceiling.

Bedroom One

16'11" x 16'8" (5.18 x 5.09)

With fitted wardrobes, chest of drawers, bedside cabinets and corner dressing table, radiator, open archway, double glazed window to side and double glazed window to front.



Dressing Room

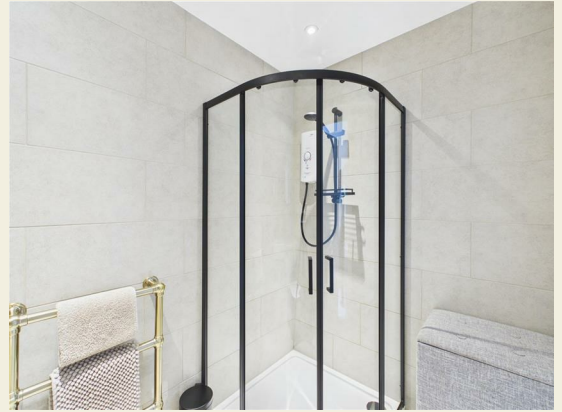
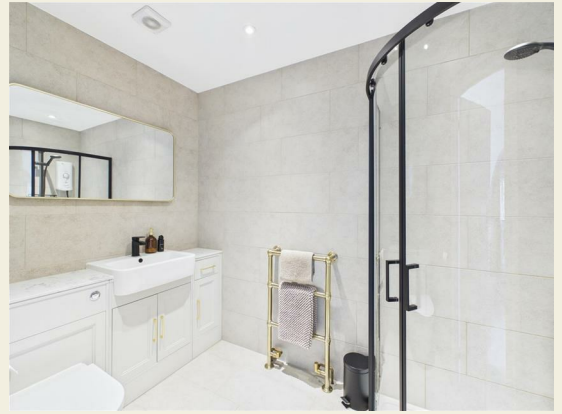
13'4" x 5'2" (4.07 x 1.60)

With built-in wardrobes, radiator, coving to ceiling, double glazed window with fitted blind, open archway to bedroom and internal panelled door.

En-Suite

8'5" x 5'2" (2.57 x 1.60)

With separate shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tile flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan and internal panelled door with chrome fittings.



Bedroom Two

13'1" x 12'0" (3.99 x 3.67)

With wood flooring, coving to ceiling, radiator, far-reaching views, double glazed window with fitted blind to rear and internal panelled door.



En-Suite

12'2" x 3'11" (3.72 x 1.20)

With double shower cubicle with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, heated towel rail/radiator, extractor fan, double glazed window with fitted blind to front and internal panelled door with chrome fittings.



Bedroom Three

13'2" x 12'6" (4.03 x 3.83)

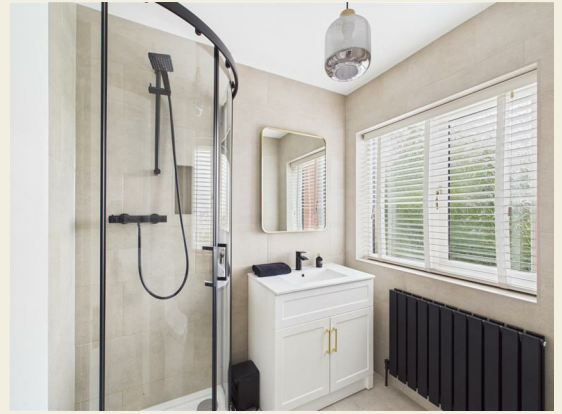
With radiator, coving to ceiling, double glazed window with fitted blind to rear, far-reaching views and internal panelled door.



En-Suite

6'5" x 5'9" (1.97 x 1.77)

With corner shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, fully tiled walls, tiled flooring, radiator, double glazed window with fitted blind to rear and internal panelled door.



Bedroom Four

10'9" x 9'0" (3.29 x 2.76)

With built-in wardrobes with mirrored fronts, attractive panelling to wall, radiator, coving to ceiling, double glazed window to front and internal panelled door.



Bedroom Five

10'9" x 8'10" (3.28 x 2.71)

With built-in wardrobes providing good storage, chest of drawers, wood flooring, coving to ceiling, radiator, far-reaching views double glazed window with fitted blind to rear and internal panelled door.



Bedroom Six

12'0" x 8'7" (3.67 x 2.63)

With radiator, coving to ceiling, double glazed window with fitted blind to rear, far-reaching views and internal panelled door.



Family Bathroom

8'11" x 8'5" (2.72 x 2.57)

With corner bath, fitted wash basin with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome shower, fully tiled walls, tile flooring, heated towel rail/radiator, spotlights to ceiling, extractor fan, double glazed window with fitted blind to front and internal panelled door.



Front Garden

The property is nicely set back behind a deep, lawn fore-garden complemented by mature screening trees.



Rear Garden

To the rear of the property is a generous sized, private, south facing, enclosed rear garden laid to lawn and complemented by well-stocked borders with patio providing a pleasant sitting out and entertaining space, garden arbour and garden shed.



Extensive Driveway

The property benefits from an extensive block paved driveway providing multiple vehicle spaces and leads to an integral double garage and a superb enclosed carport.



Double Garage

17'9" x 16'3" (5.43 x 4.97)

With concrete floor, power, lighting, spotlights to ceiling, rear access door and up and over front door.



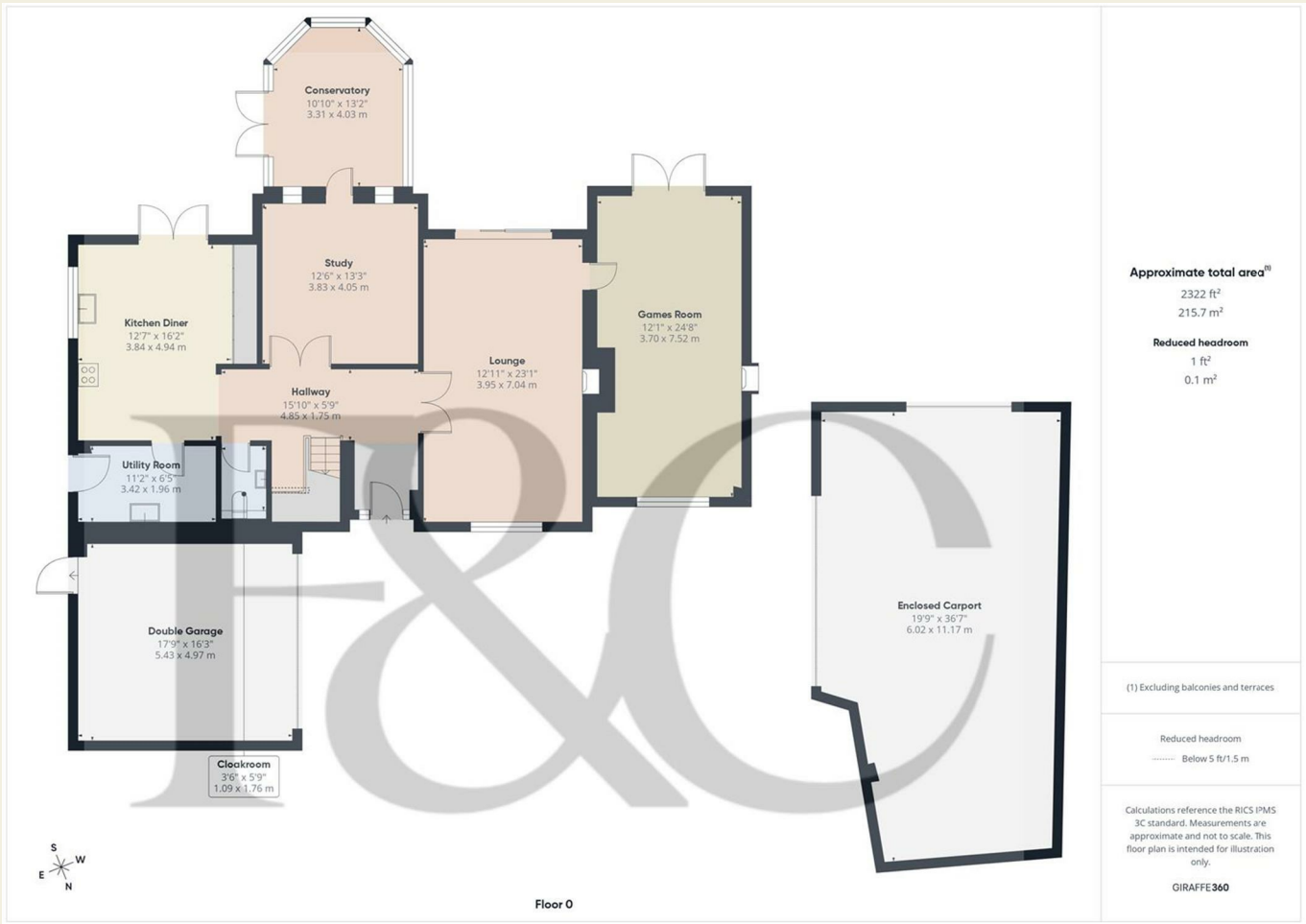
Enclosed Carport - (Extra Double Garage)

36'7" x 19'9" (11.17 x 6.02)

With power, lighting, electric door, side personnel door and block paving.



Council Tax Band G



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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