



CURRAN  
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The Ridings, Ockbrook  
Derbyshire  
£525,000



# CURRAN BIRDS + CO

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**SUPERB VIEWS OVER OPEN FIELDS** - An extended and beautifully appointed detached bungalow, occupying a delightful edge-of-village position with stunning views over open countryside to the rear. This property offers a rare opportunity to acquire a spacious and versatile detached home, providing approximately 1200 square feet of well-proportioned accommodation, set within the highly sought-after Derbyshire village of Ockbrook.

The accommodation comprises: a porch, entrance hallway, spacious lounge with feature fireplace, and a beautifully appointed dining kitchen with Rayburn, together with a utility room to the rear. There are three ground floor bedrooms, complemented by a contemporary en-suite shower room and a separate wc. There is a side hallway off the lounge provides stairway access to a first-floor bedroom with stunning views.

Externally, the property benefits from a gated block-paved driveway with a generous frontage and access to a single integral garage. Gated side access leads to a split-level landscaped rear garden, enjoying superb views over the adjoining fields.





#### The Detail

Entrance through a double-glazed front door with matching side panels opens into the entrance porch with oak-effect flooring, leading through to the main entrance hallway where doors provide access to the principal ground floor rooms.

The spacious living room is a standout feature, enjoying a charming brick fireplace with inset coal gas fire, coved ceiling with ceiling roses, a built-in oak bookcase and a front-facing window and double glazed french doors with side panel windows give access to the rear garden, perfectly framing the stunning open countryside views. A doorway from the living room leads to a side hallway with stairs rising to the first floor and the fourth bedroom.

The contemporary breakfast kitchen is fitted with high-gloss units, quartz work surfaces and integrated appliances including a Bosch double oven and induction hob and tall integrated fridge freezer. There is also a beautiful Rayburn. The kitchen also overlooks the garden and fields beyond. The kitchen flows through to a practical utility room with additional storage, garden access and further countryside views.

The ground floor also offers a rear-facing primary bedroom with modern en-suite shower room, a second double bedroom with fitted furniture, a versatile dining room or third bedroom and a separate wc. Upstairs, bedroom four provides useful eaves storage and additional shelving.

Outside, the landscaped rear garden features patios, tiered lawns and planting borders, all enjoying open field views. To the front, a gated block paved driveway provides off-road parking for two to three vehicles and access to a single integral garage with electric roll up door.





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## The Location

Ockbrook is a highly sought-after and conveniently located village, situated approximately four miles east of Derby city centre. The village offers an excellent range of local amenities including a well-regarded primary school, the prestigious Ockbrook School, a village Post Office, cricket ground, recreational playing fields with a children's play area, and a selection of traditional village inns.

The location is particularly well placed for commuters, providing swift access to the A52 and onward connections to the M1 motorway. This makes travel to Derby, Nottingham, Leicester and East Midlands Airport both quick and convenient.

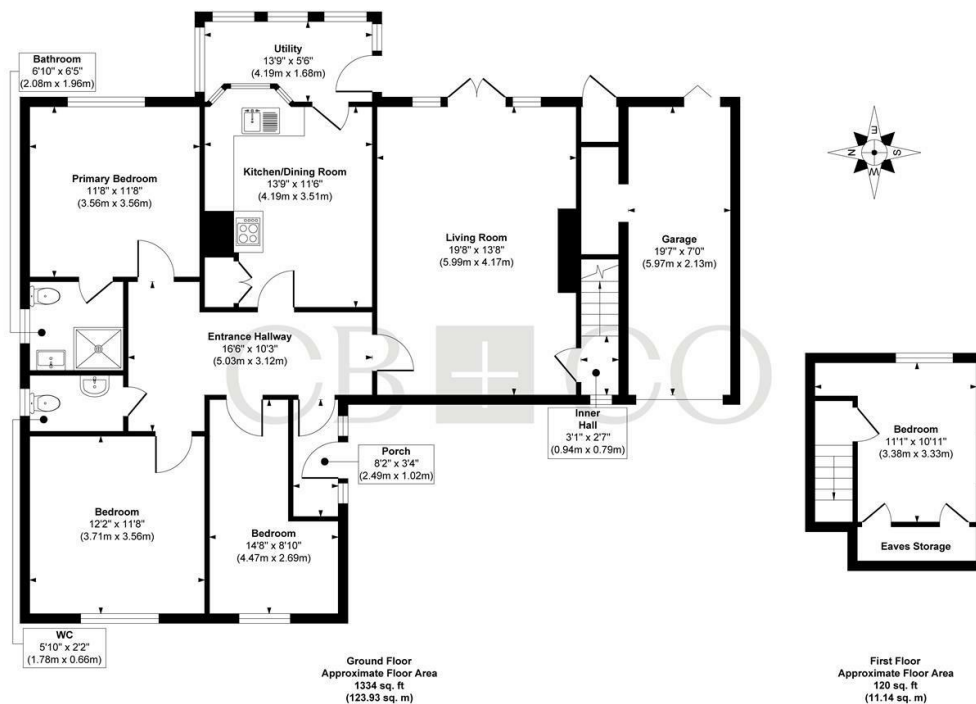
The surrounding area also benefits from beautiful open countryside, offering a variety of scenic walks and outdoor pursuits. Nearby Locko Park and Elvaston Castle Country Park provide particularly picturesque settings for leisure and recreation.







## The Ridings, Ockbrook, Derbyshire



**Approx. Gross Internal Floor Area 1454 sq. ft / 135.07 sq. m (Excluding Eaves Storage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## The Particulars

- Spacious Extended Three/Four Bedroom Detached Bungalow
- Superb Edge of Village Location - Stunning Views over Open Countryside
- Over 1200 Square Feet of Accommodation
- Double Glazing, Warm Air Heating & Rayburn
- Porch, Entrance Hallway & Spacious Lounge with Feature Fireplace
- Well Appointed Dining Kitchen with Rayburn & Utility Room
- Three/Four Bedrooms, Contemporary En-Suite Shower Room & Separate WC
- Highly Sought after Derbyshire Village
- Gated Driveway, Single Integral Garage and Delightful Landscaped Rear Garden
- No Chain Involved

### Size

Approx 1454.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

F

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Let's *Talk*

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