





2 Bed Bungalow

45 Collier Lane, Ockbrook, Derby DE72 3RP

Offers Around £285,000 Freehold

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Fletcher & Company

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- Popular Semi-Detached Bungalow
- Backing onto Woodland - Private Aspect
- Lounge
- Kitchen/Diner
- Two Bedrooms & Bathroom
- South Facing Garden
- Driveway - Several Cars
- Carport
- Detached Garage
- Located in Ockbrook Village

Popular extended two bedroom bungalow with garage and a private south facing garden located in Ockbrook Village.

The Location

The property is situated in the desirable Village of Ockbrook, which lies approximately five-miles east of Derby city centre, and approximately ten-miles west of Nottingham, ideally located for access to both cities. Ease of access is afforded to the M1 motorway for commuting further afield, together with East Midlands International Airport at Castle Donington. The property is situated on the fringe of a conservation area. The Settlement was formed in the mid-eighteenth century by the Moravian Church, and includes numerous historic listed buildings. Ockbrook is also well served by a highly regarded primary school, together with amenities to include, bus service, old charming Church, Apple Tree gift shop and restaurant, Brooks wine bar, Village Hall, cricket ground, and public houses.

Accommodation

Entrance Hall

5'3" x 4'3" (1.62 x 1.32)

With entrance door and tile flooring.

Lounge

12'11" x 12'7" (3.94 x 3.85)

With feature fireplace and radiator.



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Dining Area

12'11" x 8'7" (3.94 x 2.63)

With radiator and double glazed patio door to garden.



Kitchen

11'6" x 5'4" (3.52 x 1.65)

With single sink with mixer tap, wall and base fitted units with matching worktops, built-in electric hob, built-in electric oven, extractor hood, integrated fridge/freezer, integrated washing machine, spotlights to ceiling, radiator and double glazed window overlooking rear garden.





Bedroom One

16'9" x 10'2" (5.13 x 3.12)

With radiator and double glazed bay window to front.



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Bedroom Two

9'8" x 7'10" (2.97 x 2.41)

With radiator and double glazed window to front.



Bathroom

9'0" x 5'4" (2.76 x 1.65)

With bath with shower over and shower screen door, fitted wash basin and fitted base cupboard underneath, low level WC, tile splashbacks, tile flooring, radiator and double glazed window.



Garden

To the rear of the property is a private, enclosed rear garden and backs on to a woodland area offering a private aspect.



Driveway

A block paved driveway provides car standing space for several cars and leads to a carport.

Detached Garage

21'11" x 9'5" (6.70 x 2.89)

With power and lighting.

Council Tax Band C

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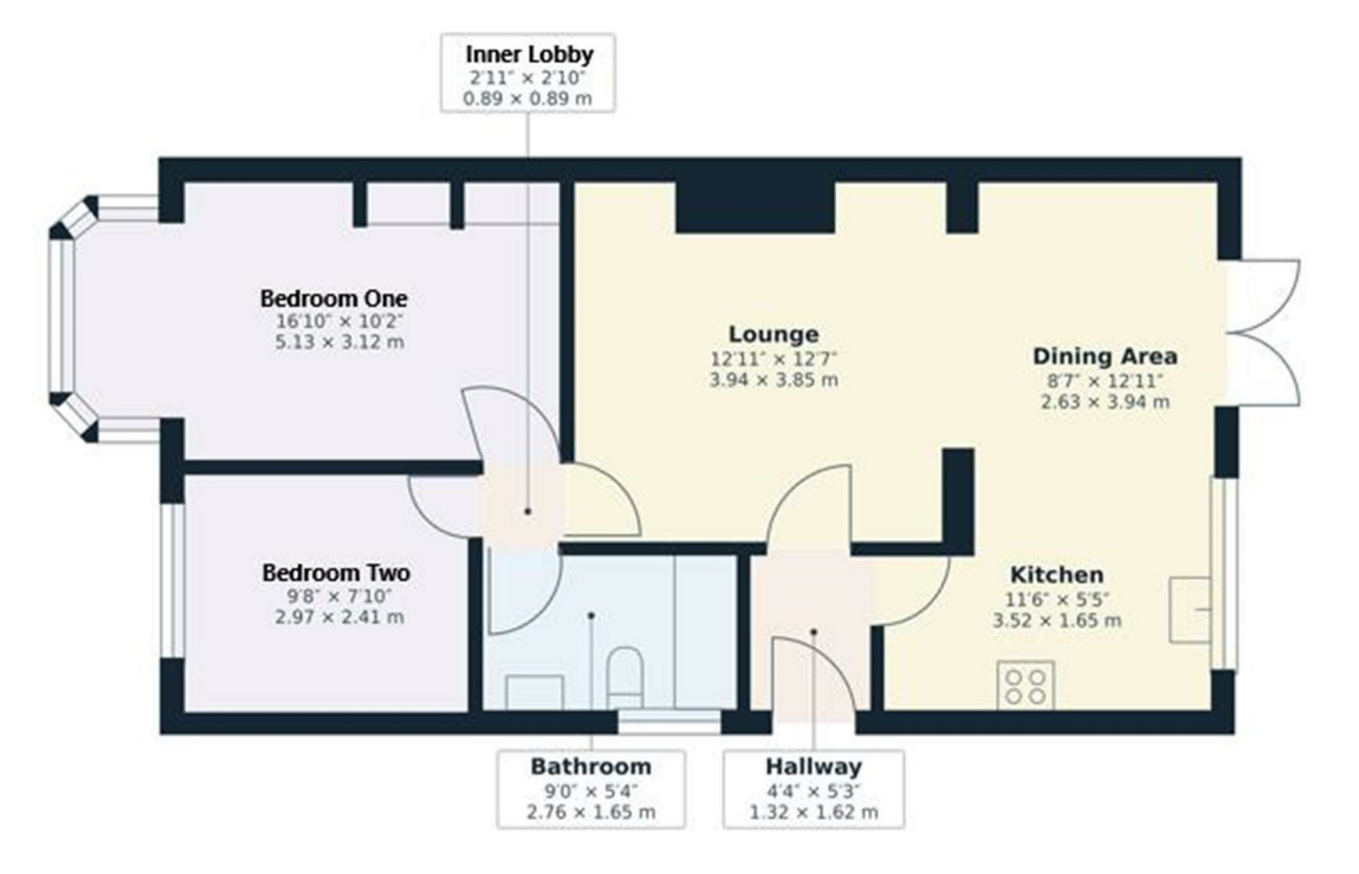
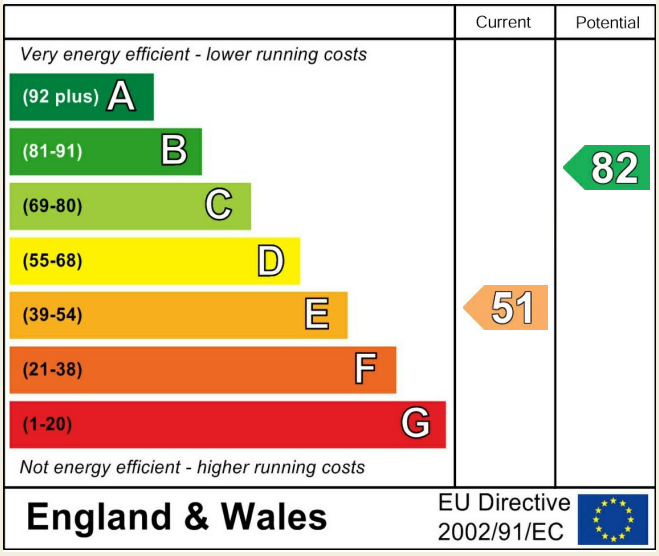
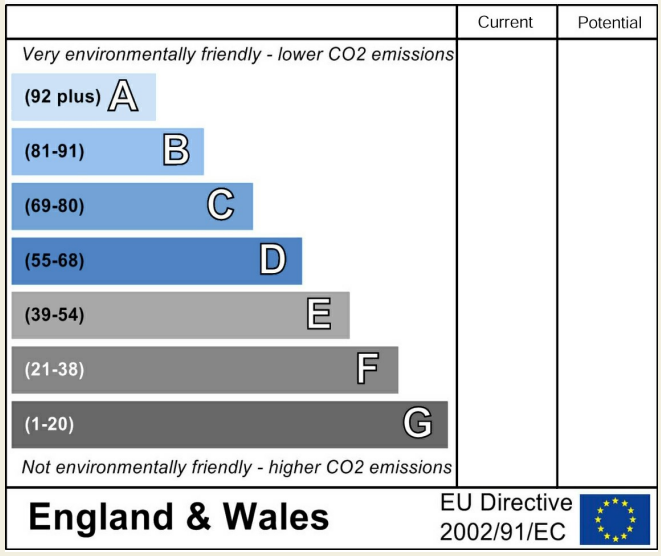


Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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