



68 Pares Way, Ockbrook, Derby, DE72 3TL

£495,000



Key Features

- Four Bedroom Detached Home
- Beautifully Presented
- South-West Facing Garden
- Large Garage & Driveway
- Refitted Shower Room
- Ockbrook Village Location
- EPC rating D
- Freehold





An exceptional four-bedroom detached family home, beautifully presented throughout and occupying a generous plot within one of Ockbrook's most desirable residential locations.

Offering spacious and versatile accommodation, a beautifully landscaped south-west facing rear garden and thoughtfully updated interiors, this superb home is perfectly suited to modern family living.

The welcoming entrance hall creates an immediate sense of space and provides access to the principal ground floor accommodation. The impressive dual-aspect living room extends to over 22ft in length, creating a wonderful space for both relaxing and entertaining, with a patio door opening directly onto the beautifully landscaped rear garden. The separate dining room also enjoys views over the garden, making it the perfect setting for family meals and entertaining guests. An understairs cupboard provides a useful storage area.

The well-appointed breakfast kitchen offers an excellent range of wall and base units, generous worktop space and a door leading to the side of the property. From here, there is convenient access to the rear garden, as well as a gated pathway leading through to the front of the property. The adjoining utility room incorporates a useful WC and provides additional practicality for everyday family life. Additionally, there is an integral large garage, fitted with an electric up-and-over door and housing the replacement boiler, installed in 2024.

The split-level first floor offers a unique and versatile layout. From the landing, a short staircase leads to a generous double bedroom positioned above the garage, ideal as a guest bedroom, teenager's retreat or home office.

A further staircase leads to the upper landing, where you will find the remaining three bedrooms, a useful storage

cupboard and the beautifully refitted family shower room. The main bedroom benefits from fitted wardrobes, whilst the second double bedroom enjoys attractive views over the rear garden. The fourth bedroom provides an excellent child's bedroom, nursery or study. Access to the loft is via a pull-down ladder, with the central section boarded to provide useful additional storage.

The contemporary shower room was refitted in 2025 and has been finished to an exceptional standard, featuring a spacious walk-in shower, quality fittings and elegant marble-effect tiling.

A particular highlight of the home is the beautifully landscaped south-west facing rear garden. Offering an excellent degree of privacy, it has been thoughtfully designed with a generous lawn, mature trees, colourful planted borders and a paved patio, creating the perfect setting for relaxing or entertaining throughout the seasons. A timber shed provides useful additional storage or a versatile hobby space.

To the front, a driveway provides off-road parking and leads to the large integral garage, whilst mature planting creates an attractive approach to the property.

Situated in the highly sought-after village of Ockbrook, the property enjoys excellent access to local amenities, highly regarded schools, picturesque countryside walks and convenient transport links to Derby, Nottingham and the A52.

Beautifully presented, exceptionally well maintained and offering flexible accommodation in one of Derbyshire's most desirable village locations, this is a home that has been thoughtfully cared for and is ready for its next family to enjoy.







External Front The property is set back from the road behind a well-maintained front garden with mature planting and a driveway providing off-road parking add access to the integral large garage.

Hallway A welcoming entrance hall providing access to the ground floor accommodation, with stairs rising to the split-level first floor and a useful under stairs storage cupboard.

Living Room A spacious dual-aspect living room, flooded with natural light from windows to the front and rear elevations. Featuring a central fireplace and a patio door opening directly onto the beautifully landscaped rear garden, creating an ideal space for both relaxing and entertaining.

Dining Room A well-proportioned formal dining room enjoying pleasant views over the rear garden, providing the perfect setting for family meals and entertaining guests.

Kitchen Fitted with a comprehensive range of wall and base units with complementary work surfaces incorporating a one and a half bowl sink with drainer. Integrated Bosch double oven, gas hob with extractor hood over and space for additional appliances. Ample room for a breakfast table, with a door leading to the side of the property providing access to both the rear garden and the gated pathway to the front.

Utility Room / WC A practical utility room fitted with additional worktop space, plumbing for a washing machine and a low-level WC with wash hand basin.

Main Bedroom A generous double bedroom benefiting from fitted wardrobes and enjoying a pleasant outlook over the rear garden.

Bedroom 2 Another spacious double bedroom positioned on the upper level, offering excellent space for freestanding furniture.



Bedroom 3 A generous double bedroom situated on the split level above the garage, creating an ideal guest bedroom, teenager's retreat or home office.

Bedroom 4 A comfortable fourth bedroom, ideal as a child's bedroom, nursery or study

Shower Room Beautifully refitted in 2025, this contemporary shower room comprises a spacious walk-in shower with rainfall shower head, vanity wash hand basin with storage beneath, low-level WC and a heated towel rail, complemented by stylish marble-effect wall tiling.

Rear Garden A particular feature of the property is the beautifully landscaped south-west facing rear garden. Enjoying an excellent degree of privacy, it has been thoughtfully designed with an extensive lawn, mature trees, colourful planted borders and a paved patio, creating a wonderful space for outdoor dining and entertaining. A timber shed provides useful additional storage or a versatile hobby space.

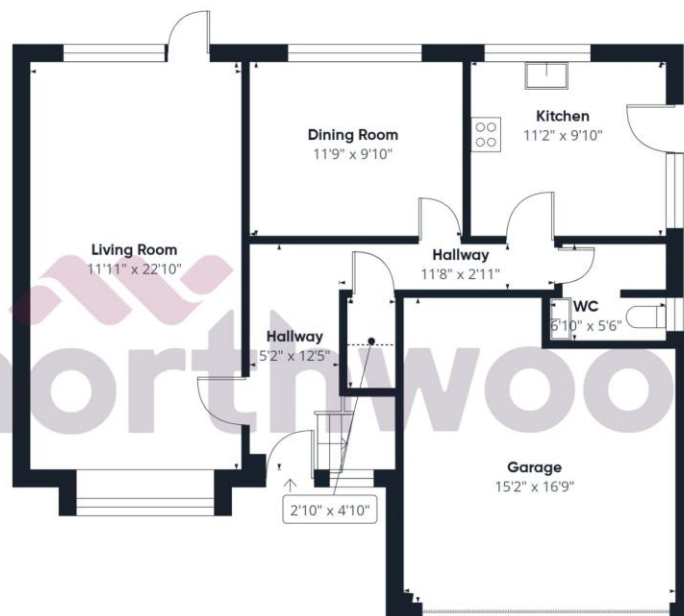
Garage A generous integral large garage fitted with an electric up-and-over door, power and lighting, and housing the replacement boiler installed in 2024.

Disclaimer

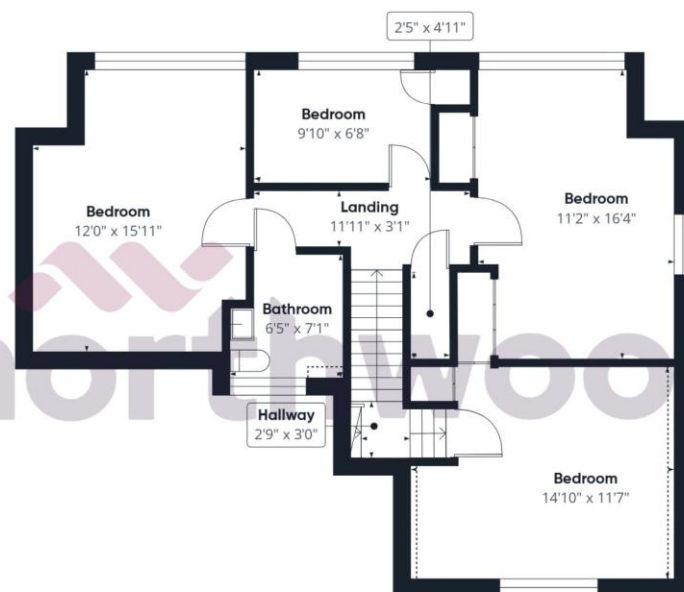
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Floor 0



Floor 1



Approximate total area⁽¹⁾

1651 ft²

Reduced headroom

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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