

**Everington
& Ruddle**



24 Collumbell Avenue, Ockbrook

£269,500

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Offered for sale with immediate vacant possession is this superb three bedroom detached family home situated in a very pleasant cul-de-sac in the popular village of Ockbrook. The property is fully UPVC double glazed, has a gas central heating system fueled by a modern boiler, a spacious dual aspect lounge/diner and a large block paved driveway. There is also additional parking at the side, which leads to the very private rear garden, complete with a spacious patio area, garden shed and a westerly aspect to catch the afternoon sun. This is a wonderful location for children to grow up, being within a short walk of Redhill Primary School, which is located just across the park, and can be easily accessed without even having to cross a road. Ockbrook is located between Derby and Nottingham with swift road access to the A52 and M1. There are a number of local pubs in the village, plus a wealth of amenities in the neighbouring village of Borrowash. *(The photography for this property have been digitally staged to show how it might look furnished)*

- Superb cul-de-sac location
- Redhill catchment
- Good size garden
- Double block paved driveway
- Easy access to the park and school

**Contact Everington & Ruddle on; 01332 669600
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Hallway - 3.86m x 1.8m (12'8" x 5'11") A covered porch with a UPVC double glazed front to door leading to the spacious through hallway. There is also a UPVC double glazed window to the side, a staircase the first floor with storage under, a central heating radiator, access to the kitchen at the rear and a door to the front sitting room.

Lounge Diner - 7.32m x 3.43m (24'0" x 11'3") Spacious dual aspect lounge/diner with two central heating radiators, views toward Hopwell at the front, a feature fireplace and sliding patio doors to the rear.

Kitchen - 3.35m x 2.46m (11'0" x 8'1") Fitted with a matching range of base and eye level units with laminate worksurfaces, a four electric hob, an electric oven and a stainless steel sink drainer with a UPVC double glazed window overlooking the garden. There is also a central heating radiator, a UPVC double glazed back door to the side and a ceramic tiled floor covering.

Bedroom 1 - 3.89m x 3.1m (12'9" x 10'2") UPVC double glazed window to the front with far reaching views, a laminate wood floor covering and a central heating radiator.

Bedroom 2 - 3.35m x 3.1m (11'0" x 10'2") UPVC double glazed window to the rear, a central heating radiator and a laminate wood floor covering.

Bedroom 3 - 2.21m x 2.82m (7'3" x 9'3") UPVC double glazed window with views and a central heating radiator.

Bathroom - 1.65m x 1.65m (5'5" x 5'5") Two piece suite including a panel bath with shower over and a wash basin with cupboards under. There is also a heated towel rail, a UPVC double glazed window to the rear and an airing cupboard.

WC - 1.27m x 0.71m (4'2" x 2'4") WC with a concealed cistern and UPVC double glazed window to the side.

