

*Everington  
& Ruddle*



## **Collumbell Avenue, Derby**

**£279,950**

A spacious three double bedroom detached chalet style house with UPVC double glazing and a gas combination boiler fueling the central heating and hot water. The property is set back from the road beyond a front lawn with an adjacent driveway which leads to a good size level rear garden and a large detached single garage, which has recently been updated with a new roof. The accommodation includes two double bedrooms on the first floor, plus a third double bedroom on the ground floor, along with a spacious family bathroom. This superb and very versatile property is well presented throughout and has a superb fitted kitchen and a modern and spacious bathroom. Ockbrook is a desirable village location situated between Derby and Nottingham, within the catchment area of Redhill primary school and West Park secondary school, both of which are very highly regarded.

**Bedrooms: 3 | Bathrooms: 1 | Reception: 1**

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**Contact Everington & Ruddle on; 01332 669600  
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**Hallway** Laminated and double glazed front door which leads to a spacious central hallway with a staircase to the first floor and an under stair storage cupboard.

**Sitting Room** 17' 2" x 10' 10" (5.23m x 3.30m) Spacious front sitting room including a feature fireplace, TV point, a UPVC double glazed window to the front and a central heating radiator.

**Kitchen/Diner** 15' 8" x 11' 0" (4.77m x 3.35m) A modern and stylish fitted kitchen including base and eye level units with cornice trims and laminate worksurfaces. There is also a UPVC double glazed window and back door to the garden, a central heating radiator and ample dining space. Appliances include; a built in electric double oven, a four ring induction hob, plumbing for a dishwasher and washing machine, plus space for an under counter fridge and freezer.

**Bedroom 3 / Dining Room (Ground Floor)** 19' 3" x 9' 6" (5.86m x 2.89m) UPVC double glazed window to the front and a central heating radiator.



**Bathroom (Ground floor)** 7' 7" x 5' 6" (2.31m x 1.68m) Modern three piece suite including a panel bath with electric shower over and glass screen, a pedestal wash basin and WC. There is also a chrome heated towel rail and UPVC double glazed windows to the side and rear.

**Bedroom 1** 11' 6" x 11' 0" (3.50m x 3.35m) UPVC double glazed window to the rear, storage within the eaves and a central heating radiator.

**Bedroom 2** 11' 6" x 9' 6" (3.50m x 2.89m) UPVC double glazed window to the front, storage within the eaves and a central heating radiator.

**Garage** 18' 11" x 9' 6" (5.76m x 2.89m) Up and over garage door to the front, power, lighting, a UPVC double glazed window to the side and a UPVC personnel door to the side.