



A Canvas for Modern Family Living

24 Collumbell Avenue, Ockbrook. Offered with immediate vacant possession.

The Ockbrook Advantage



Education & Safety

Redhill Catchment

The primary school is a short walk directly across the park, requiring zero road crossings for children.



Commuter Connections

Swift Access

Strategically positioned between Derby and Nottingham, offering immediate access to the A52 and M1 corridors.



Community & Lifestyle

Village Heritage

Superb cul-de-sac location near historic local pubs in Ockbrook and a wealth of daily amenities in neighboring Borrowash.



A Welcoming Arrival

Spatial Profile

Hallway

Dimensions: 3.86m x 1.8m (12'8" x 5'11")

Features: Covered porch, UPVC double-glazed front door, under-stair storage, natural light from side window.

- The approach features a double block-paved driveway with additional side parking, ensuring ample space for multi-car households.

Spaces Designed for Connection



Far-reaching views toward Hopwell from the front elevation.

Sliding patio doors creating a seamless transition to the rear garden.

Lounge/Diner

Dimensions:
7.32m x 3.43m
(24'0" x 11'3")

Feature fireplace anchoring the living space.



Dual-aspect configuration maximizing natural light throughout the day.

The Culinary Heart

Dimensions: 3.35m x 2.46m (11'0" x 8'1")

UPVC double-glazed window overlooking the private garden.

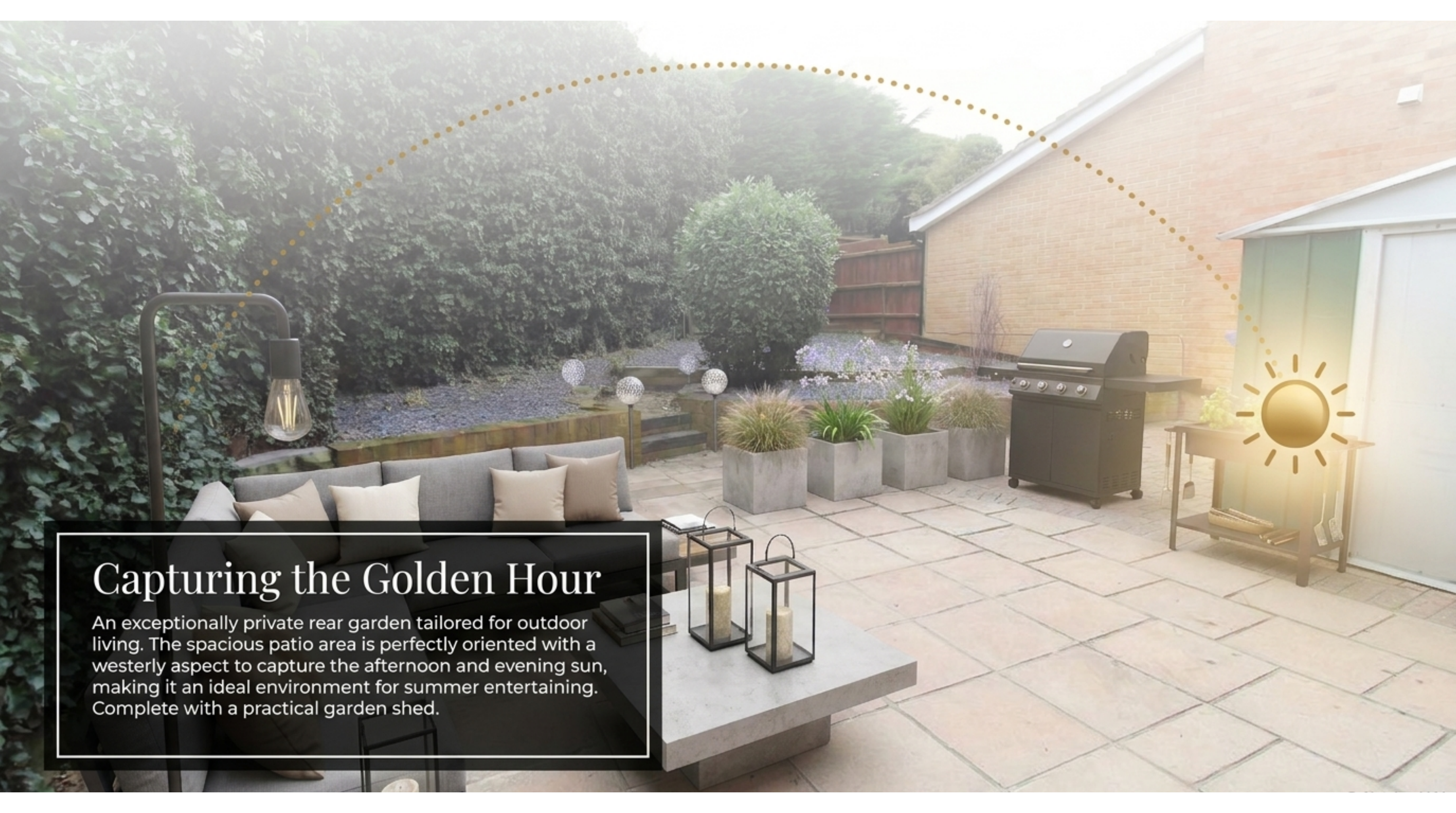


Four-ring electric hob & integrated electric oven.



Ceramic tiled floor covering with side access door.

Durable laminate worksurfaces and matching base/eye level units.



Capturing the Golden Hour

An exceptionally private rear garden tailored for outdoor living. The spacious patio area is perfectly oriented with a westerly aspect to capture the afternoon and evening sun, making it an ideal environment for summer entertaining. Complete with a practical garden shed.

The Principal Retreat

Spatial Profile: Dimensions: 3.89m x 3.1m (12'9" x 10'2")

Front-facing UPVC double-glazed window framing far-reaching views.



Generous proportions to accommodate king-size living and extensive wardrobing.

Immaculate laminate wood floor covering.

Intelligent Floorplan Adaptability

Accommodation Matrix

Space	Dimensions	Aspect	Ideal Use	Finish
Bedroom 2	3.35m x 3.1m	Rear-facing	Spacious Guest Suite or Secondary Double	Laminate wood flooring.
Bedroom 3	2.21m x 2.82m	View-facing	Dedicated Home Office, Nursery, or Creative Studio	Central heating radiator.



Pristine Amenities

Bathroom

Dimensions: 1.65m x 1.65m

Features: Two-piece suite featuring a panel bath with shower over, wash basin with under-cupboard storage, heated towel rail, and integrated airing cupboard.



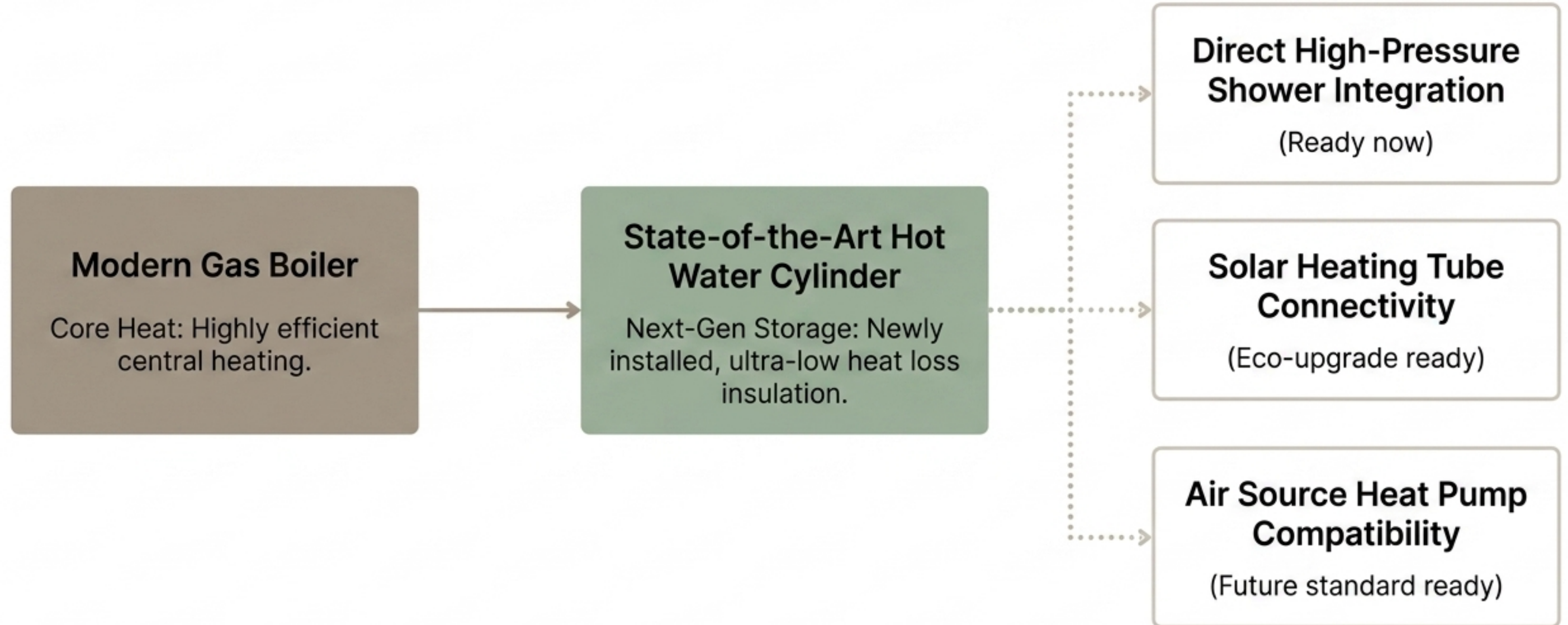
Separate WC

Dimensions: 1.27m x 0.71m

Features: Modern concealed cistern with dedicated side-aspect UPVC window.

Future-Proof Engineering

The Eco-Ready Diagram



Tailored to Your Lifestyle

For the Growing Family	For the Commuter	For the Entertainer
 Safe cul-de-sac environment with no through-traffic.	 Expansive block-paved driveway for multi-car off-street parking.	 7.3m dual-aspect lounge flowing effortlessly to the patio.
 Direct, road-free walk across the park to Redhill Primary.	 Rapid, localized access points to the A52 and M1 corridors.	 Westerly garden alignment securing the evening sunset.
 Secure, private rear garden for child's play.	 Turnkey condition requires zero weekend renovation time.	 Proximity to historic Ockbrook pubs and Borrowash dining.

The Complete Canvas



An incredibly smart, hassle-free investment ready to become a home.