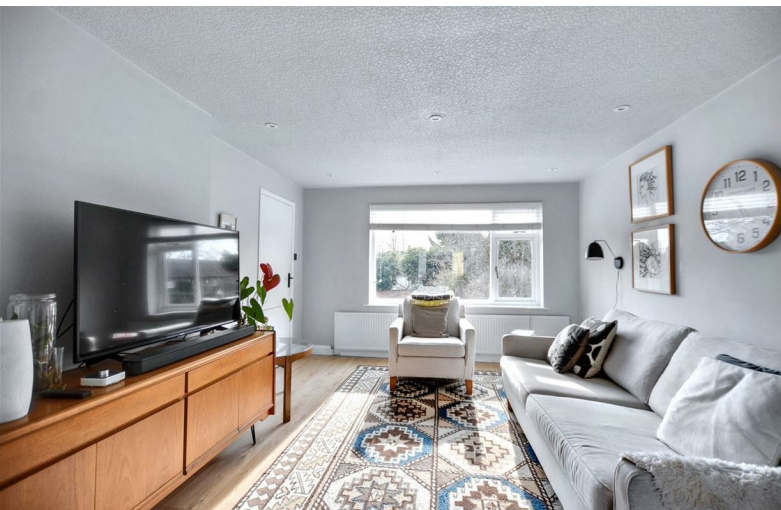


# Robert Ellis

*look no further...*



Flood Street,  
Ockbrook, Derbyshire  
DE72 3RF

**Price Guide £340-350,000**  
**Freehold**

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THIS IS A LOVELY AND TASTEFULLY FINISHED THREE BEDROOM DETACHED HOME POSITIONED ON A CORNER PLOT WITH CAREFULLY LANDSCAPED GARDENS TO THREE SIDES.

Being located on the corner of Flood Street, this lovely home has a slightly elevated position so overlooks the road at the front and over recent years has been tastefully refurbished and upgraded by the current owners. For the size and quality of the accommodation and privacy of the landscaped gardens to be appreciated, we do recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. Outside features of the property are the meadow grass lawned areas, three high quality outbuildings/sheds, one of which is positioned to the right of the house and two positioned in the rear garden and there is a resin driveway at the bottom of the plot which provides off road parking for two vehicles.

The property is constructed of brick with tiling to the front elevation under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of having gas central heating and double glazing. Being entered through a fully enclosed porch, the accommodation includes a reception hall with a ground floor w.c. off, a through lounge which includes a dining area, from which there are double opening, double glazed French doors leading out to the rear garden and an opening from the dining area to the kitchen, with the kitchen being fitted with white gloss soft closing units and having several integrated appliances. To the first floor the landing leads to the three bedrooms, with the main bedroom having a range of quality built-in wardrobes, the third bedroom has been fitted by Ramsey's of Long Eaton and includes a cabin bed with drawers under and cupboards above and a work station/desk with further cupboards below and shelving to one side. The bathroom has also been re-fitted and includes a white suite complete with a mains flow shower over the bath and there is a feature space saving door from the bathroom to the landing. Outside there are steps from the pavement leading to the Indian sandstone path which runs to the front of the house and down the side to where there is a patio area with a further patio/seating area at the rear of the house and a path extending down to the bottom of the garden where there is a patio in front of two of the high quality sheds which have been built at the bottom of the garden with there being a further shed to the right hand side of the house and there are gateways from the garden leading to the pavement at the side and to the resin driveway at the rear. We are sure people who enjoy what they see when they view both the inside of this beautiful home and the landscaped gardens to three sides.

Ockbrook is a sought after village which is well placed between Derby and Nottingham with easy access onto the A52, there are local shops provide din nearby Borrowash where there is a Co-op convenience store, Bird's bakery, quality butchers and fishmongers with there being an Asda at Spondon, Sainsbury's at Pride Park with further shopping facilities being found at Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach, healthcare and sports facilities which includes several local golf course, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midland Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Fully enclosed porch having a double glazed door to the front with double glazed windows to the front and side, quarry tiled flooring and a glazed door with a glazed side panel leading to:

## Reception Hall

Stairs with cupboard under leading to the first floor with the stairs having a central carpet runner, Karndean style flooring, radiator set in a recess, recessed lighting to the ceiling and a built-in cloaks cupboard with an original louvre door.

## Ground Floor w.c.

Having a white low flush w.c., corner hand basin with tiled splashback, opaque double glazed window and tiled flooring.

## Lounge

21'8 x 11'2 to 9' approx (6.60m x 3.40m to 2.74m approx)

The through lounge has a double glazed window to the front, double glazed, double opening French doors with double glazed side panels leading out to the rear garden, quality laminate flooring, there is an opening between the kitchen and dining area, two radiators and recessed lighting to the ceiling.

## Kitchen

10'6 x 7'4 approx (3.20m x 2.24m approx)

The kitchen has been re-fitted over recent years with white gloss handle-less soft closing units and slate effect work surfaces and includes a stainless steel sink with a mixer tap and four ring induction hob set in a work surface which extends to three sides and has a wood edge to the opening with the dining area, there are cupboards with the corner cupboards having carousels, an integrated dishwasher and washing machine and drawers below, double oven and a combination microwave oven with a drawer below and a cupboard above, integrated upright fridge/freezer, matching eye level wall cupboard and a wine rack, double glazed window to the rear, recessed lighting to the ceiling and quality laminate flooring.

## First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing, recessed lighting to the ceiling and a shelved airing/storage cupboard with a louvre door.

## Bedroom 1

12'4 x 10'5 approx (3.76m x 3.18m approx)

Double glazed window to the rear, range of built-in wardrobes to one wall, radiator and a high level shelf over the bed position.

## Bedroom 2

13'4 to 10'5 x 11'1 approx (4.06m to 3.18m x 3.38m approx)

Double glazed window to the front and a radiator.

## Bedroom 3/Office

9'4 x 6'8 approx (2.84m x 2.03m approx)

The third bedroom has been fitted by Ramsey's and includes a cabin bed with drawers under and cupboards above with lights under, fitted desk/work station with cupboards and drawers under and fitted shelving to the left hand side and from the work station area the double glazed window provides a view from the side of the house and there is a radiator.

## Bathroom

The bathroom has again been re-fitted over recent years and has feature sliding door which helps to make maximum use of the space in the bathroom and there is a white suite with a panelled bath with a mixer tap and mains flow shower over with tiling to three walls and a protective glazed screen, low flush w.c. with a concealed cistern and a moulded sink with mixer taps having a double cupboard under, parquet cherry wood flooring, opaque double glazed window, ladder towel radiator and a mirror with light to the wall by the sink.

## Outside

There are steps leading from the pavement at the front to an Indian sandstone pathway which leads to the front door and down the right hand side of the property where one of the new sheds is positioned and through a gate to the rear garden. There is a lawn at the front of the house with established borders to the sides and there is meadow grass in the garden area next to the shed.

At the side of the property there is an Indian sandstone patio with a path extending to the rear of the house where there is a further patio/seating area and a path leads to

the bottom of the garden from which steps take you to the access at the side of the property and to the driveway at the rear and there is a further Indian sandstone patio in front of two newly built sheds at the bottom of the garden. To the right hand side of the path there is a meadow grassed area includes a wild selection of wild flowers and grasses, there is a lawned garden area with established borders to the sides, there are feature metal screened panels behind which there is access to the gate leading out to the road at the side, the boundary wall to the right hand side has been re-built and there are red robin pleached tree screening above the wall and to the boundary at the rear and there is fencing to the left hand boundary. At the bottom of the garden there is a newly laid resin drive which is access from the road at the side of the house and at the head of the drive there is a bin storage area and a low level brick wall which has fruit and herbs planted.

The sheds were supplied by The Cosy Shed Company and the following are included.

## Shed 1

11'4 x 7'4 approx (3.45m x 2.24m approx)

This shed is situated to the side of the house and has double opening doors, two windows to the side and a window to the front, it has fitted shelving included and the inside of the shed is insulated and boarded to the walls, ceiling and floor.

## Shed 2

11'5 x 7'6 approx (3.48m x 2.29m approx)

This is one of two sheds positioned at the bottom of the garden and it has an entrance door with inset glazed panels, there are windows to the sides with planters on the outside, guttering is provided, there is wood panelling to the walls and ceiling and Eroco wooden parquet flooring, power points and lighting are provided in the shed and there is an outside light at the front.

## Shed 3

9'6 x 7'7 approx (2.90m x 2.31m approx)

This shed was also provided by The Cosy Shed Company and also has a door at the front with an inset glazed panels, windows to the side with outside planters, guttering is provided, Eroco wooden parquet flooring, insulated panelling to the walls and ceiling and power points and lighting are provided in the shed and there is an outside light at the front.

## Storage Area

To the left hand side of the sheds there is an outside storage area with a gate at the front, fencing running down the left hand side and there is a concrete base in the storage area.

## Council Tax

Erewash Borough Council D

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 4mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

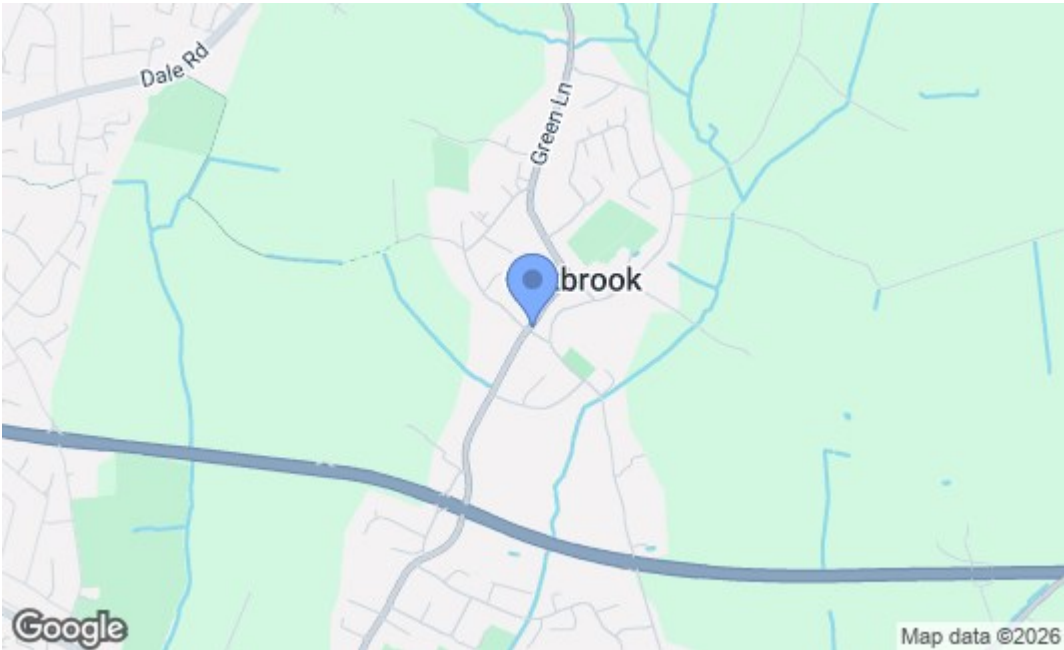
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.