



3 Bed House - Semi-Detached

28 The Settlement, Ockbrook, Derby DE72 3RJ

Offers Around £275,000 Freehold



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Fletcher
& Company

www.fletcherandcompany.co.uk

- Semi-Detached Cottage of Style & Character - Rare to the Open Market
- Located in the Heart of Ockbrook Village - Next to the Moravian Settlement
- In Need of Improvements & Cosmetic Work
- Lounge
- Kitchen & Dining Room
- Three Bedrooms & Family Bathroom
- Front, Side & Rear Gardens & Brick Store
- On Street Car Parking - Potential Driveway - subject to planning permission
- No Chain Involved
- Located in Conservation Area - Quiet Village location

Due to the high level of interest we have received for this property we are inviting best and final offers in writing by 12pm on Wednesday 29th April to annette@fletcherandcompany.co.uk

Charming three bedroom semi-detached property situated on the historic Moravian settlement in the desirable village of Ockbrook.

The Location

The property is situated in the desirable Village of Ockbrook, which lies approximately five-miles east of Derby city centre, and approximately ten-miles west of Nottingham, ideally located for access to both cities. Ease of access is afforded to the M1 motorway for commuting further afield, together with East Midlands International Airport at Castle Donington. The property is situated on the fringe of a conservation area. The Settlement was formed in the mid-eighteenth century by the Moravian Church, and includes numerous historic listed buildings. Ockbrook is also well served by a highly regarded primary school, together with amenities to include, bus service, old charming Church, Apple Tree gift shop and restaurant, Brooks wine bar, Village Hall, cricket ground, and public houses.

Accommodation

Porch

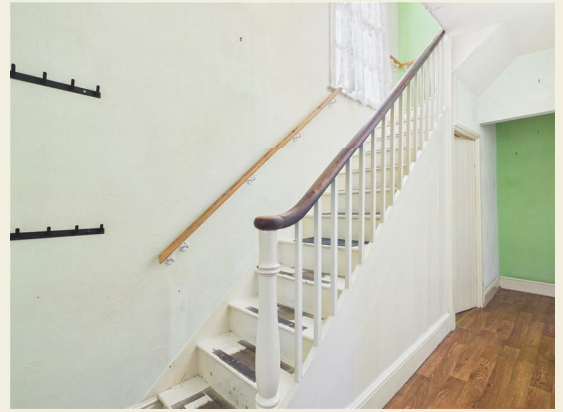
4'9" x 3'11" (1.47 x 1.20)

With panelled entrance door, period style sash windows to front and half glazed internal door giving access to entrance hall.

Entrance Hall

17'6" x 3'2" (5.34 x 0.98)

With radiator, deep skirting boards and architraves, high ceiling and staircase leading to first floor.



Lounge

13'9" x 11'9" (4.21 x 3.59)

With fireplace, deep skirting boards and architraves, high ceiling, picture rail, radiator, period style sash window to front and internal panelled door.



Dining Room

12'0" x 10'0" (3.67 x 3.05)

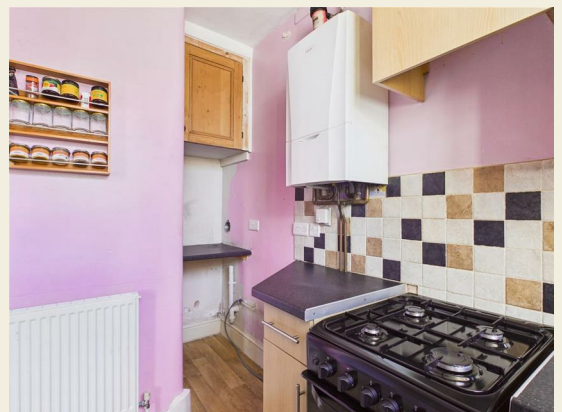
With fireplace, deep skirting boards and architraves, high ceiling, original floor to ceiling storage cupboard, radiator, open archway leading to kitchen and period style sash window to rear.



Kitchen

8'3" x 5'9" (2.53 x 1.77)

With single stainless steel sink unit with mixer tap, wall and base cupboards with worktops, gas cooker, deep skirting boards and architraves, high ceiling, radiator, plumbing for automatic washing machine, space for tumble dryer, wall mounted boiler, period style sash window to rear and open archway leading to dining room.



Storage Cupboard

10'2" x 2'9" (3.12 x 0.85)

With light.

Rear Porch

With quarry tile floor, window and half glazed door giving access to rear garden.

First Floor Landing

6'5" x 2'11" (1.97 x 0.90)

With deep skirting boards and architraves, wood flooring, high ceiling, side sash period style window and built-in cupboard.



Bedroom One

13'10" x 10'4" (4.22 x 3.16)

With deep skirting boards and architraves, high ceiling, spotlights to ceiling, far-reaching views to front, radiator, period style sash window and internal panelled door.



Bedroom Two

12'0" x 12'0" (3.68 x 3.67)

With deep skirting boards and architraves, high ceiling, countryside views to rear, radiator, period style sash window windows and internal panelled door.



Bedroom Three

8'10" x 8'7" (2.71 x 2.63)

With wood flooring, deep skirting boards and architraves, high ceiling, countryside views to rear, radiator, period style sash window and internal panelled door.



Family Bathroom

7'8" x 5'2" (2.34 x 1.59)

With bath with electric shower over with shower screen door, pedestal wash handbasin, low level WC, tiled flooring, tiled walls, high ceiling, radiator, far-reaching views to the front, period style sash window, extractor fan and internal panelled door.



Front Garden

The property is set back from the pavement edge behind a deep lawned fore garden with block paved pathway leading to stone steps and entrance door.



Side Garden

With gate and cold water tap.



Rear Garden

With rear access gate, block paving and brick store.



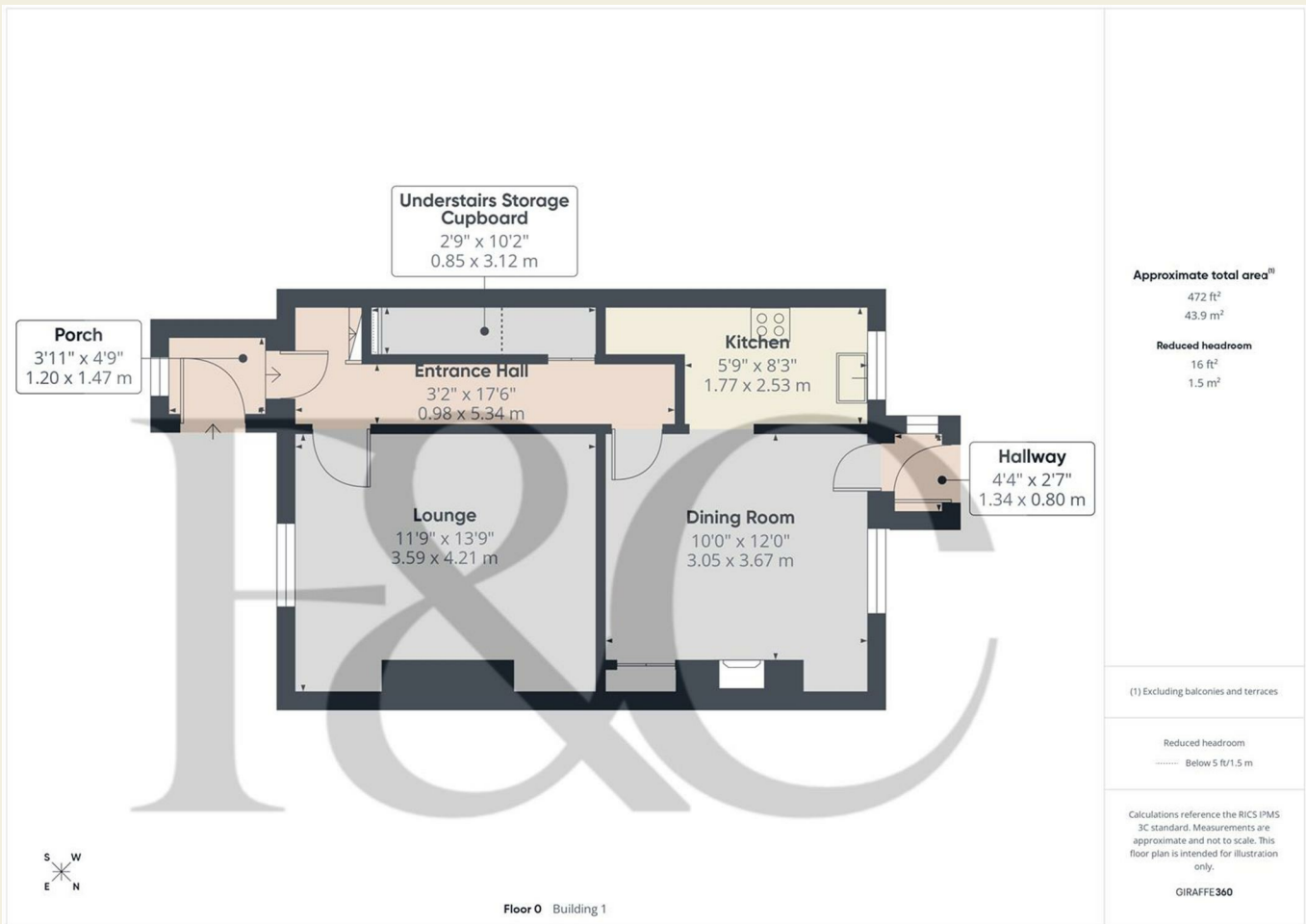
Brick Store

8'11" x 5'3" (2.72 x 1.62)

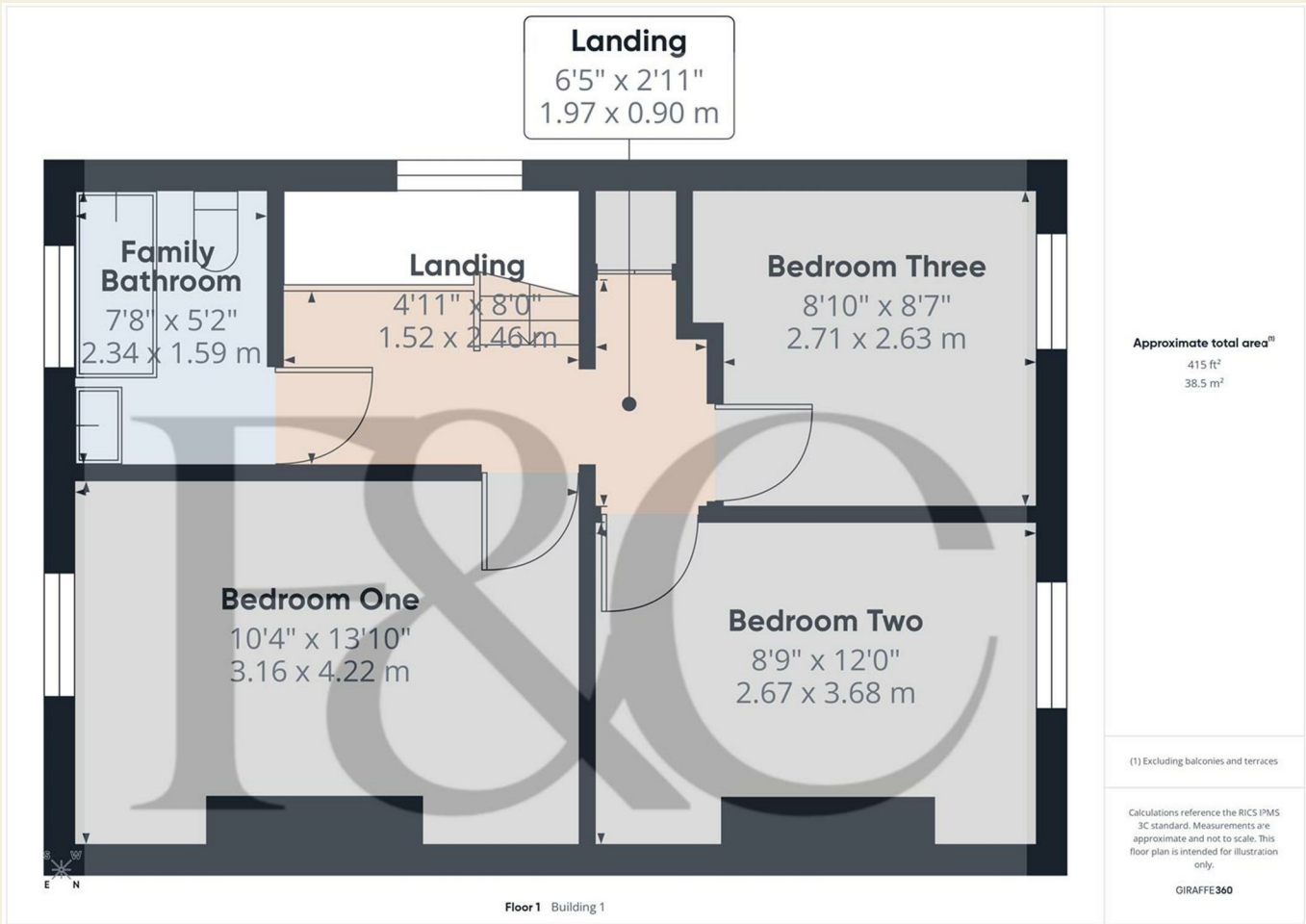
With power and lighting.



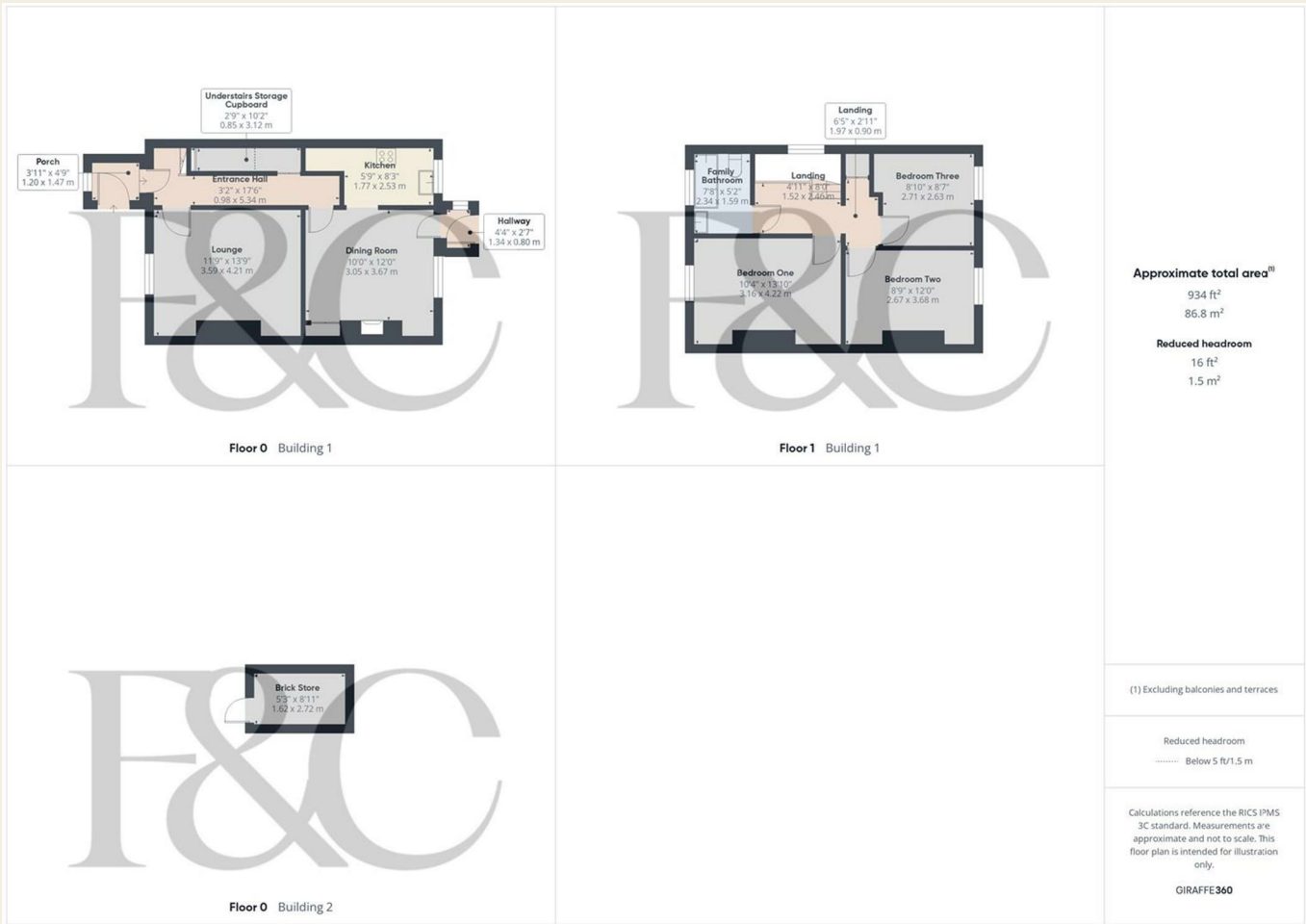
Council Tax Band D



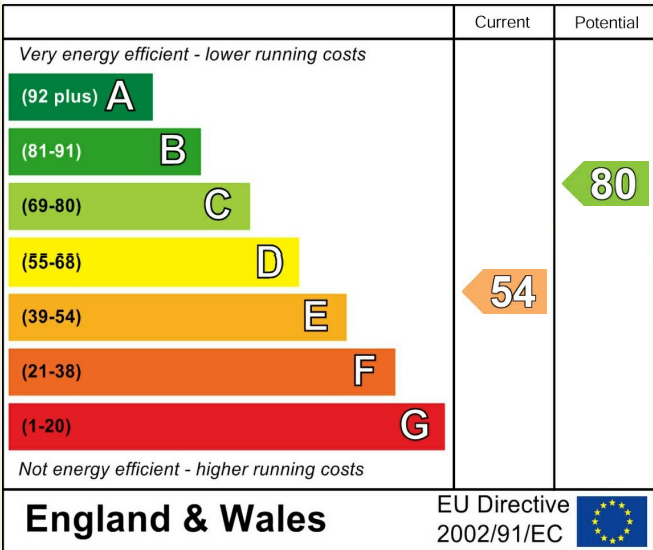
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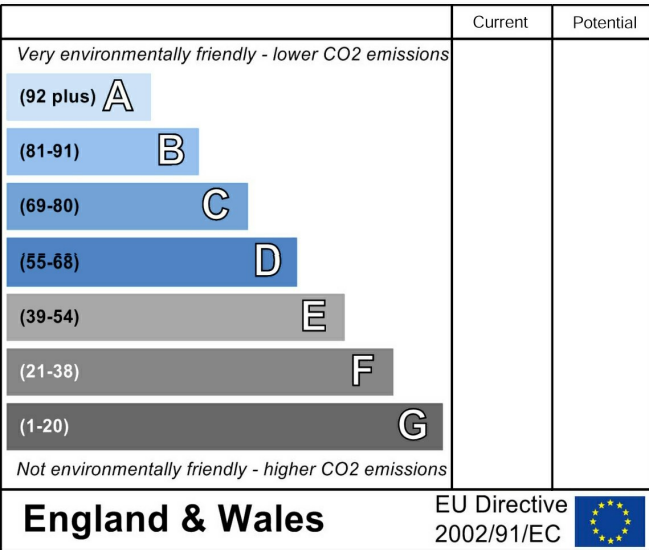
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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