



Oak Close,  
Ockbrook, Derby  
DE72 3RZ

**Price Guide £475-500,000**  
**Freehold**



**\*\*GUIDE PRICE £475,000 - £500,000!\*\***

**\*\* IDEAL FAMILY HOME \*\* RARE OPPORTUNITY \*\***

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE FIVE BEDROOM, DETACHED FAMILY HOME situated in the HEART of OCKBROOK on a CUL-DE-SAC.

Located in the heart of this popular Derbyshire village, close to a wide range of local schools, shops and parks. The property sits within school catchment for Redhill Primary School that is within walking distance and has a good Ofsted rating and is catchment for West Park secondary school. The property has fantastic transport links such as nearby bus routes and easy access to major road links including the A52 to both Nottingham and Derby, the A50 and M1. East Midlands Airport is just a short drive away. A viewing is highly recommended to appreciate the property and location on offer.

Upon entry, you are welcomed into the airy hallway which allows access to the downstairs WC, lounge with bi-fold doors opening onto the enclosed, rear garden. The ground floor also offers the dining room, breakfast kitchen with modern fitted units and appliances, alongside the utility room.

Stairs lead to landing, first double bedroom with shower room en-suite, second double bedroom, third double bedroom, fourth double bedroom and fifth bedroom. Three out of five bedrooms benefit from fitted wardrobes, with the third offering a storage cupboard. The first floor also hosts the modern family bathroom with stunning three piece suite.

The property offers a block paved driveway for at least three cars with access to the integral garage, and access to the rear garden via two gated access points. The rear garden offers a patio area with newly raised sleepers, laid to lawn and space for a shed.

A viewing is a MUST to appreciate the SIZE, LOCATION and OPPORTUNITY this FAMILY HOME has to offer. Contact our office now before it is too late!



#### Hall

14'9" x 7'10" (4.5m x 2.4m)

Kamdean flooring, UPVC double glazed, opaque composite front door and UPVC double glazed, opaque window, wall mounted radiator and under stair storage cupboard.

#### Lounge

22'11" x 12'9" (7.0m x 3.9m)

Carpeted floor, wall mounted radiators, UPVC double glazed window and UPVC double glazed bi-fold doors opening onto the enclosed rear garden, gas fire with marble surround.

#### Dining Room

14'9" x 9'2" (4.5m x 2.8m)

Carpeted flooring, wall mounted radiator and UPVC double glazed window.

#### Downstairs WC

7'10" x 3'11" (2.4m x 1.2m)

Kamdean flooring, partially tiled walls, wall mounted radiator, sink with dual heat tap and storage underneath, WC and UPVC double glazed window.

#### Breakfast Kitchen

12'1" x 17'4" (3.7m x 5.3m)

Kamdean flooring, vertical wall mounted radiator, fitted wall and base units with extended breakfast bar, marble worktops, integrated fridge freezer, dishwasher, microwave, cooker and wine cooler. Five ring induction hob with extractor fan above and composite sink with dual heat tap.

#### Utility

7'6" x 9'2" (2.3m x 2.8m)

Kamdean flooring, fitted wall and base units with space with washing machine and space for dryer, UPVC double glazed window and UPVC double glazed, opaque rear door. Marble worktop with composite sink and dual heat tap.

#### Landing

Carpeted flooring, access to bedrooms one, two, three, four, five and family bathroom.

#### Bedroom One

12'1" x 12'9" (3.7m x 3.9m)

Carpeted floor, wall mounted radiator, UPVC double glazed window and fitted wardrobes.

#### En Suite

7'2" x 4'3" (2.2m x 1.3m)

Tiled flooring, fully tiled walls, walk in double shower with waterfall shower head and waterfall hand held shower, sink with dual heat tap and storage underneath, WC and UPVC double glazed opaque window.

#### Bedroom Two

32'9" x 16'4" x 55'9" x 19'8" (10'5" x 17'6")

Carpeted floor, wall mounted radiator, UPVC double glazed window and fitted wardrobes.

#### Bedroom Three

11'9" x 9'2" (3.6m x 2.8m)

Carpeted floor, wall mounted radiator, UPVC double glazed window and built in storage cupboard.

#### Bedroom Four

15'1" x 9'2" (4.6m x 2.8m)

Carpeted floor, wall mounted radiator, UPVC double glazed window and fitted wardrobes.

#### Bedroom Five

7'6" x 9'2" (2.3m x 2.8m)

Carpeted floor, wall mounted radiator and UPVC double glazed window.

#### Family Bathroom

7'6" x 12'9" (2.3m x 3.9m)

Tiled flooring, fully tiled walls, wall mounted towel radiator, bath with waterfall shower head and hand held shower and dual heat tap, composite sink and WC unit with dual heat tap and UPVC double glazed, opaque window.

#### Rear Garden

Patio area, laid to lawn with newly upgraded sleepers, fencing to boundaries and space for a shed. Gated access to the left and right of the property.

#### Front

Block paved driveway for at least three cars and laid to lawn.

#### Integral Garage

19'4" x 9'2" (5.9m x 2.8m)

#### Agents Notes: Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

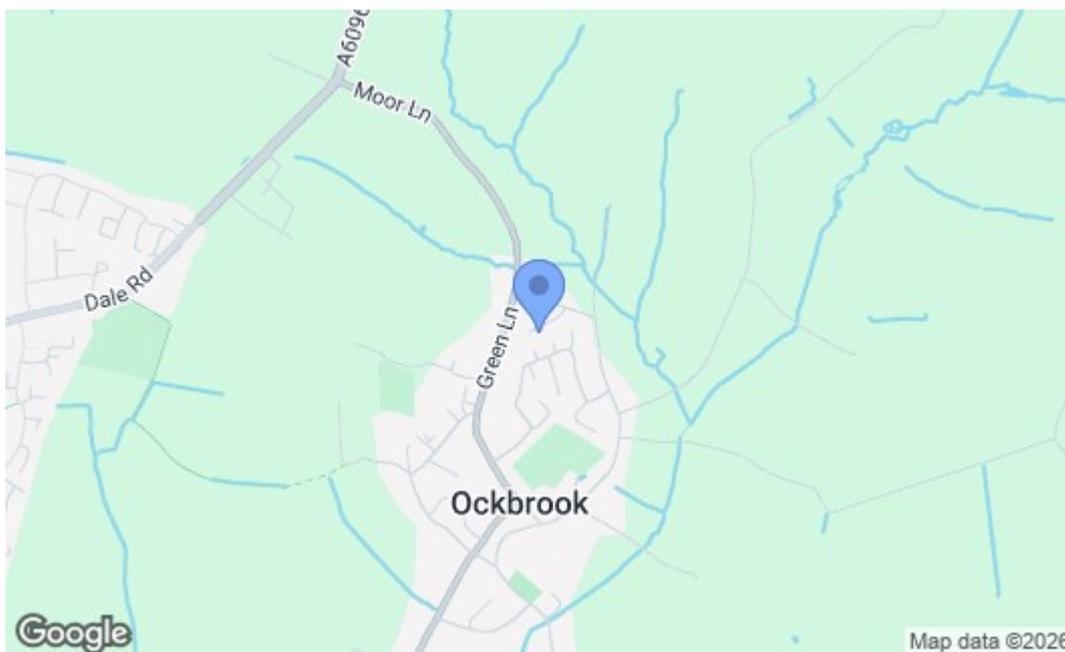
Any Legal Restrictions: No

Other Material Issues: No

#### Council Tax

Erewash Borough Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.