



Green Lane,  
Ockbrook, Derbyshire  
DE72 3SE

**£325,000 Freehold**

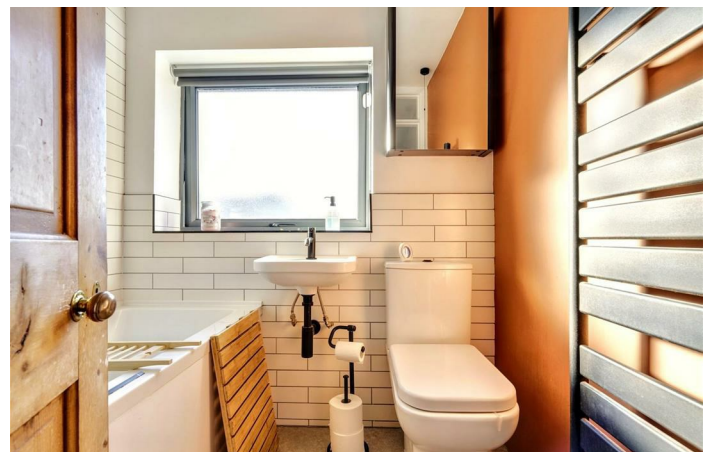
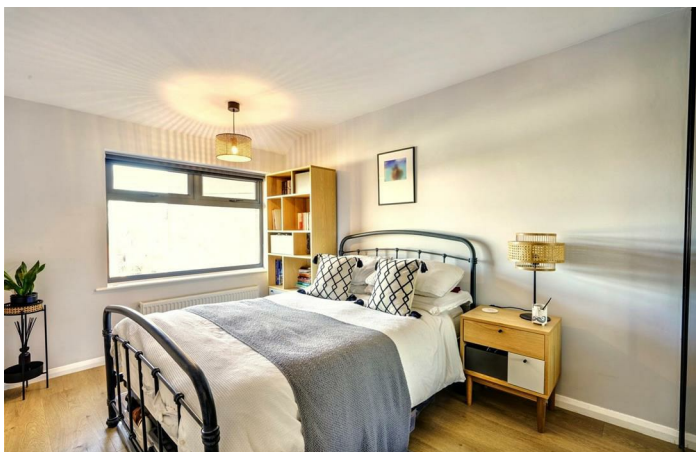


THIS IS A TASTEFULLY FINISHED THREE BEDROOM PROPERTY WHICH HAS BEEN EXTENDED TO THE GROUND FLOOR AND HAS A PRIVATE SOUTH WESTERLY FACING REAR GARDEN.

Being positioned on Green Lane in Ockbrook village, this three bedroom semi detached property provides a lovely home which will suit a whole range of buyers. Over the past few years the property has been updated by the current owners and is ready to move into without having to carry out any work whatsoever. For the size and layout of the accommodation and privacy of the South Westerly garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. There is also a most useful brick building at the bottom of the garden which has several different uses such as a home office, gym, garden room or for storage, which again people will see when they view the property. Ockbrook is a very popular village situated between Derby and Nottingham with there being excellent schools for younger children and other facilities found in nearby Borrowwash and at Long Eaton, Spondon and Derby.

The property stands back from the road with parking for two vehicles at the front and is constructed of brick to the external elevations under a pitched tiled roof to the main property. Being entered through the stylish composite front door, the accommodation includes a reception hall with a pine door leading to the lounge which has a feature fireplace and an archway leading into the extended dining/living kitchen which has extensive ranges of wall and base units, several integrated appliances and double opening, double glazed French doors leading out to the rear garden. To the first floor the landing has pine doors leading to the three bedrooms with the main bedroom at the front having a range of built-in wardrobes and the luxurious, recently re-fitted bathroom which has a white suite complete with a mains flow shower system over the bath. Outside there is parking at the front and a path runs down the left hand side of the property to the rear where there is a composite decked area, paths leading to the bottom of the garden, lawn with borders to the sides, at the bottom of the garden there is the brick building with a patio to the side and the garden is kept private by having fencing to the side boundaries and a wall to the rear.

Ockbrook village is close to Borrowwash where there is a Co-op convenience store, a quality butchers, fishmongers, a Bird's bakery, there are schools for younger children in Ockbrook and a senior school at Spondon, there are healthcare and sports facilities including several local golf courses, further shopping facilities can be easily found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores, Spondon where there is an Asda superstore and at Pride Park where there is a Sainsbury's and Costco, there are walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway, Derby and the A52 and other main roads provide good access to Nottingham and Derby.



Stylish composite front door with an inset opaque glazed panel leading to:

#### Reception Hall

Stairs with hand rail and central carpet tread leading to the first floor, feature vertical radiator, tiled flooring with matting by the front door and a pine door to:

#### Lounge/Sitting Room

16' max x 10'7 approx (4.88m max x 3.23m approx)

Double glazed window with fitted blind to the front, feature coal effect gas fire in an Adam style surround with a tiled inset and hearth, radiator, three wall lights, pine door leading to an understairs storage cupboard where the gas and electricity meters are housed and an archway leading into:

#### Dining Kitchen

19'2 x 13'9 to 11'3 approx (5.84m x 4.19m to 3.43m approx)

The dining kitchen is a focal point of the property with the kitchen area being fitted with cream Shaker style units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with cupboards, drawers, an integrated washer/dryer and dishwasher, wine rack with the corner cupboards having carousels below and to one end of the work surface there is an eating area with seating for two people, four ring hob set in a work surface with cupboards and drawers under, hood and back plate to the cooking area with display cabinets to either side, double Bosch oven with cupboards above and below, space for an upright fridge/freezer, range of matching wall cupboards, double opening, double glazed French doors leading out to the South Westerly facing rear garden and a double glazed window to the rear, tiled flooring with underfloor heating, blackboard to one wall, tiled walls by the work surface areas, radiator, recessed lighting to the ceiling, pine doors to a cupboard where the boiler is housed and there is also a further cupboard above with a full upright storage cupboard which also has a pine door.

#### First Floor Landing

The landing has a hatch with a ladder to the loft which is boarded and pine doors lead to:

#### Bedroom 1

10'10 x 7'9 approx (3.30m x 2.36m approx)

Double glazed window with a fitted blind to the front, radiator, LVT flooring and a double wardrobe with mirror fronted sliding doors.

#### Bedroom 2

8'3 x 7'8 approx (2.51m x 2.34m approx)

Double glazed window with a fitted blind to the rear, LVT flooring and a radiator.

#### Bedroom 3

8'8 x 5'5 approx (2.64m x 1.65m approx)

Double glazed window with fitted blind to the front, LVT flooring, radiator and a double built-in wardrobe/storage cupboard which was fitted by Sharpes in 2021.

#### Bathroom

The luxurious bathroom was re-fitted in 2023 and has a white suite including a panelled bath with a mixer tap and a mains flow shower over with a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, hand basin with a mixer tap and low flush w.c., tiling to the walls by the sink and w.c. areas, mirror fronted wall cabinet, opaque double glazed window with a fitted blind and a ladder towel radiator.

#### Outside

At the front of the property there is a block edge tarmac driveway which

provides parking for two vehicles with a low level wall to the sides and brickwork to the left hand boundary, there are steps leading to a path which runs across the front of the property with there being low level lighting on the steps and they provide access to the main front door and to the path which runs down the left hand side of the house where there is also low level lighting inset into the side of the property and there is also an EV charging point and a gate provides access to the rear garden with there being a bin storage area to the front boundary and from the driveway there are double opening gates leading out to the road.

At the rear there is a composite decked area with steps leading to two paths which take you to the bottom of the garden with there being a lawn, a border with box hedging to the right and a raised bed to the left hand side and at the bottom of the garden there is a brick outbuilding with a patio to the side with the garden being kept private by having fencing to the side boundaries and there is an outside water supply and lighting provided at the back of the house.

#### Brick Outbuilding

11'5 x 8' approx (3.48m x 2.44m approx)

This most useful building is positioned at the bottom of the garden and has several different uses and could be used as a home office, gym, garden room or for storage and it has a composite door at the side, two windows to the front and power and lighting is provided in the building.

#### Directions

Heading out of Derby towards the Pentagon Island follow the A52 out of the city centre towards Spondon and Borrowash. Continue along the A52 for some distance passing Spondon and taking the eventual left turning onto the slip road signposted Ockbrook. After turning left proceed along Flood Street and turn left into Bare Lane which then becomes Green Lane.

8505AMMP

#### Council Tax

Erewash Borough Council Band C

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 3mbps Superfast 60mbps 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

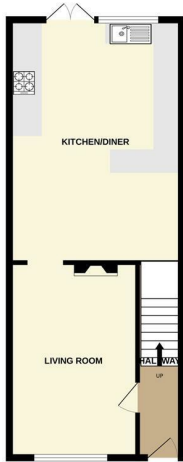
Any Legal Restrictions – No

Other Material Issues – No

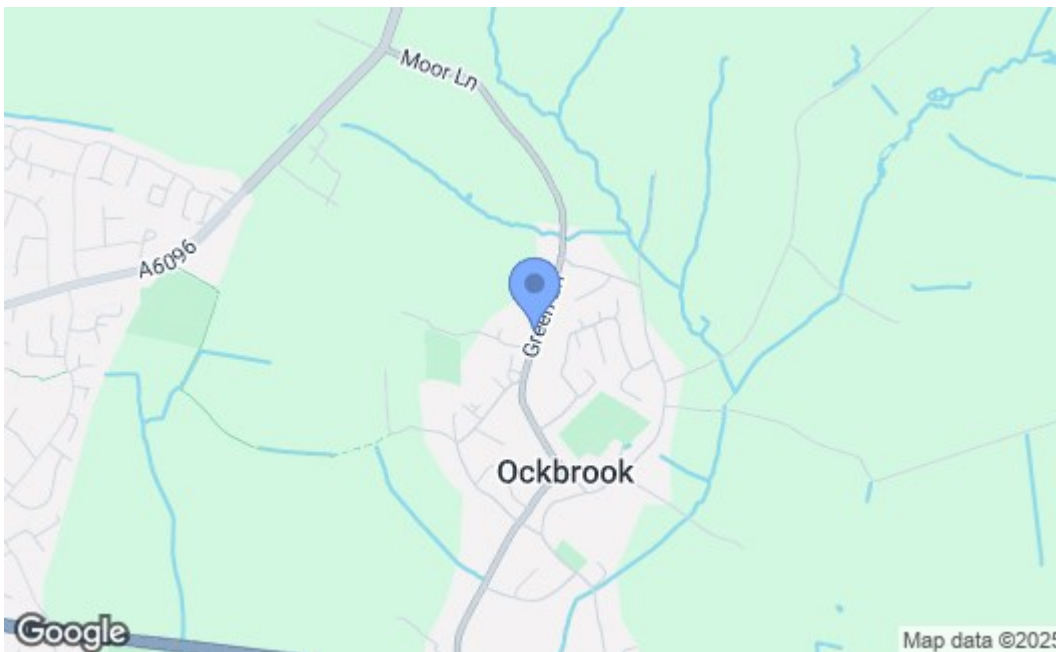


**Robert Ellis**  
ESTATE AGENTS

GROUND FLOOR  
N/AH sq. ft. (N/AH sq.m.) approx.



FIRST FLOOR  
N/AH sq. ft. (N/AH sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(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			
(55-68) D			
(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.