



Bakehouse Lane,
Ockbrook, Derbyshire
DE72 3RH

£525,000 Freehold



THIS IS A MOST ATTRACTIVE THREE DOUBLE BEDROOM GRADE II LISTED COTTAGE, WHICH IS NOW IN NEED OF SOME UPDATING WORKS BEING CARRIED OUT OVERLOOKING THE GROUNDS OF OCKBROOK CRICKET CLUB

Being located on Bakehouse Lane which is a prestigious road close to the centre of Ockbrook village, this beautiful Victorian semi detached cottage provides a lovely home which now has the potential for a new owner to stamp their own mark. The property is currently being sold with the benefit of NO UP-WARD CHAIN and for the size and layout and privacy of the South facing well stocked gardens to be appreciated, we recommend that interested parties take a full inspection which will enable them to see all that is included in this beautiful home for themselves. The property is well placed for easy access to the local amenities provided by Ockbrook and Borrowwash and being located just off the A52, enables quick access to both Derby and Nottingham.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof and the spacious and well proportioned accommodation derives the benefits of having gas central heating with a recently installed boiler and from being mostly double glazed. The main entrance door is at the front of the cottage but people will tend to use the doors that lead into the conservatory at the side and to the ground floor the accommodation includes a spacious reception hall with a doors to the cellar and a ground floor w.c. off, the main lounge is positioned at the front of the cottage and the dining kitchen has oak units and a hardwood half glazed door leading into the conservatory at the side which provides a dining/sitting and utility areas. To the first floor the landing leads to two double bedrooms and the shower room which includes a large walk-in shower; but could easily have a bath reinstalled if this was preferred and to the second floor the landing leads to the third double bedroom. Outside there is a block paved driveway which runs to the car standing at the side of the cottage and to the garage and enclosed car port which extends along the rear of the property, the main gardens are at the front and these have been extremely well cared for and being South facing includes a patio/seating area, a lawn with ornamental pond, there is a path leading to the bottom of the garden with well stocked borders to the sides of the garden which have a vast selection of perennial and herbaceous plants, there are three greenhouses and a summerhouse with raised beds in the potting area at the front of the garden, with the garden being kept private by having established hedging and fencing to the boundaries.

Ockbrook is a most sought after village which has a well regarded delicatessen and four local pubs with Borrowwash being only a couple of minutes drive away where there is Co-op store, Bird's baker, a quality butchers, a fishmongers and Indian restaurants, Long Eaton is also just a short drive away where there is a Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets, there is an Asda at Spondon and Sainsbury's and Costco at Pride Park, there are excellent local schools for all ages within easy reach with Infant and Primary schools being found in Ockbrook and a senior school at Spondon, there are healthcare and sports facilities including several local golf courses, walk in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



Wood panelled front door with inset glazed panels and opaque double glazed panel above leading to:

Reception Hall

17'6 × 7'8 approx (5.33m × 2.34m approx)

The main hallway has stairs with a balustrade leading to the first floor, radiator, cornice to the wall and ceiling, the electricity meter and electric consumer unit are housed in a double fitted cupboard, wood panelled doors leading to the lounge, dining kitchen, cellar and ground floor w.c.

Ground Floor w.c.

Having a white low flush w.c., a wall mounted hand basin with a mirror and shelf above, panelling to the walls, wall mounted recently fitted Worcester Bosch boiler and a Georgian opaque double glazed window to the rear.

Cellar

15'2 × 11'6 approx (4.62m × 3.51m approx)

The cellar is accessed from the reception hall and is located below the kitchen and has shelving and thravls, power points and lighting.

Lounge

15'8 × 13'8 approx (4.78m × 4.17m approx)

The main reception room has a Georgian double glazed window overlooking the garden to the front, Adam style fireplace with a tiled inset and hearth, picture rail to the walls and three wall lights.

Dining Kitchen

15'9 × 11'8 approx (4.80m × 3.56m approx)

The kitchen is fitted with oak finished units and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has shelves, cupboards, drawers and telescopic towel rails below, Bosch oven with cupboards above and below, integrated upright fridge/freezer with a cupboard over, further work surface with double cupboard and two drawers below, double display cabinet with shelving to one side, built-in shelved pantry cupboard, hood over the cooking area, tiling to the walls by the main work surface areas, double glazed Georgian windows to the side and rear, radiator, plate rail to one wall, cornice to the wall and ceiling and a hardwood half Georgian double glazed door leading into:

Conservatory

18'3 × 8'10 approx (5.56m × 2.69m approx)

The conservatory provides a dining/breakfast area, utility area, storage and is probably the main access into the property from the front. There are double doors with glazed inset panels leading out to the front, windows to the front, side and rear, plumbing for an automatic washing machine, double fitted wooden broom cupboard, pine panelling to the ceiling, tiled flooring and power points and lighting.

First Floor Landing

The balustrade continues from the stairs onto the landing and there is a further flight of stairs with a balustrade taking you to the second floor, Georgian double glazed window to the front with views over the garden and cricket fields, radiator and cornice to the wall and ceiling.

Bedroom 1

14'6 × 13'9 approx (4.42m × 4.19m approx)

Georgian double glazed window with views over the gardens and cricket fields at the front and a further double glazed window with original fitted shutters and a fitted window seat to the side, feature open cast iron fireplace with a wooden surround and tiled hearth, double wardrobe with drawers under and cupboards above, cornice to the wall and ceiling, radiator and two wall lights by the bed position.

Bedroom 2

15'5 × 11'9 approx (4.70m × 3.58m approx)

Georgian double glazed windows to the side and rear, sink with tiling to the walls around and a mirror to the wall above, range of two double wardrobes providing hanging space and shelving with cupboards above, cornice to the wall and ceiling and a radiator.

Shower Room

The original bathroom has been changed into a shower room and has a large walk-in shower with an electric shower, panelling to three walls, fitted seat and hand rails and a glazed protective screen, low flush w.c. and pedestal wash hand basin, radiator and a chrome ladder towel radiator, half tiled walls with panelling above and to the ceiling and an opaque double glazed Georgian style window.

Second Floor

There is a return on the stairs from the first floor taking you to the second floor landing where the balustrade continues from the stairs onto the landing, Georgian glazed window to the side, exposed beams to the ceiling and access to roof storage space.

Bedroom 3

17'3 × 14'3 approx (5.26m × 4.34m approx)

Georgian glazed window to the side and exposed beams to the sloping ceilings.



Outside

At the front of the property there is a block paved driveway which runs down to the off road parking area at the side of the house and also provides access to the garage and car port which runs along the rear of the property.

The main gardens are at the front where there is a block paved sating area/path which takes you to the front door with the block paved path leading down to the bottom of the garden where the greenhouses and summerhouse are positioned. There is a lawn with an ornamental pond, established borders to either side of the main garden area, there is a low level hedge to the left hand side of the garden and hedging and fencing to the right hand side with a hedge to the front. From the driveway there is a gate which leads to steps with hand rails that take you to doors which lead into the conservatory and at the bottom of the garden there is a greenhouse area which also has raised beds and a summerhouse accessed from the main garden.

Greenhouse

24' 6 × 10' approx (7.32m 1.83m × 3.05m approx)

The first greenhouse has potting beds to three sides, a central bed and pathways.

Greenhouse 2

12'6 × 7'10 approx (3.81m × 2.39m approx)

This wooden greenhouse has wooden sliding doors and shelving to two sides.

Polytunnel

14'9 × 7' approx (4.50m × 2.13m approx)

On the far side of the polytunnel there is a storage area where several water butts are currently positioned.

Summerhouse

8' × 5'6 approx (2.44m × 1.68m approx)

The summerhouse is positioned at the end of the garden before you enter the area where the greenhouses are located and this has half glazed doors and a window to the side.

Garage

19'2 × 9'5 approx (5.84m × 2.87m approx)

The concrete sectional garage has wooden doors at the front, there are workbenches and shelving, panelling to the walls and power points and lighting are provided.

At the rear of the garage there is a further garden area with double wrought iron gates leading out to a cul-de-sac which provides access to the garden at the rear of the property.

Car Port

35'2 × 8'2 approx (10.72m × 2.49m approx)

The car port extends along the rear of the cottage and this has an electric up and over door at the front, the gas meter is housed in the car port, there is lighting and power points and shelving and a bench at the rear.

Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the villages of Breaston and Draycott and onto Derby Road which then becomes Draycott Road. Continue for some distance turning left at the junction onto Nottingham Road, following the road to the right into Victoria Avenue. Follow the road for some distance and turn left into Bakehouse Lane. 8655AMMP

Council Tax

Erewash Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

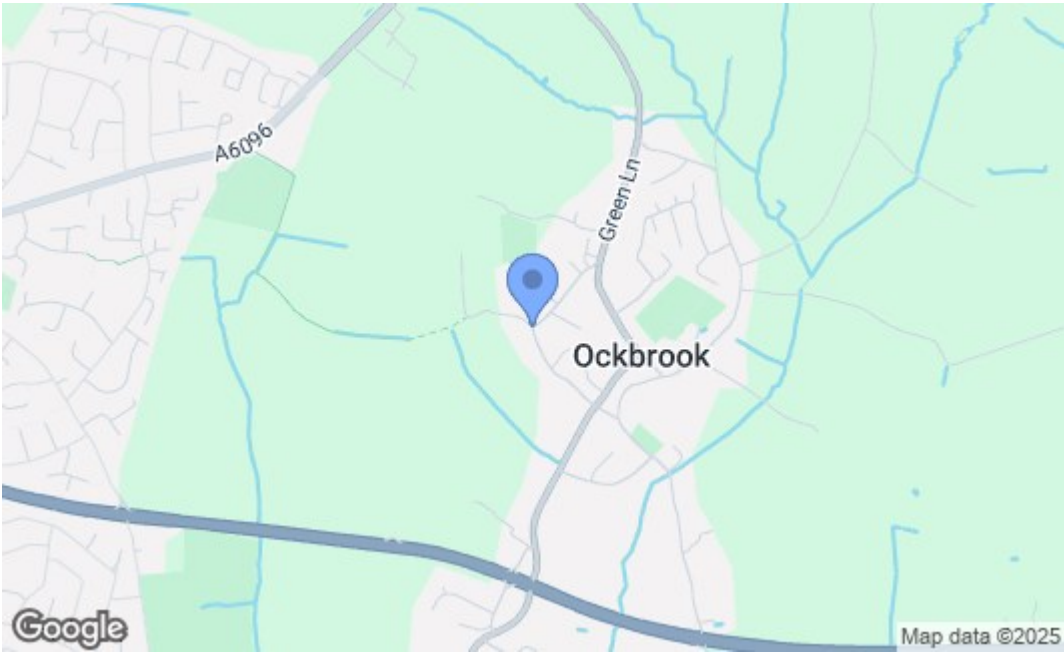
Non-Standard Construction – No

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		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.