



The Ridings,
Ockbrook, Derby
DE72 3SG

£280,000 Freehold



A THREE BEDROOM BAY-FRONTED TRADITIONAL SEMI-DETACHED VERSATILE PROPERTY OFFERED IN THE EVER POPULAR VILLAGE OF OCKBROOK, IN A SERENE LOCATION OPPOSITE OPEN FIELDS BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are extremely pleased to bring to the market this well presented three-bedroom semi-detached home being sold with no upward chain, ideal for the new owner to put their stamp on. The property is situated within the ever popular village of Ockbrook offering many amenities found within the village with nearby towns of Nottingham and Derby close at hand. The property offers plenty of potential with a large driveway and garden to the front and a detached garage with a spacious rear enclosed garden to the rear. The property comes to the market with the benefit of NO UPWARD CHAIN and an internal viewing comes highly recommended to appreciate the space and location.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING. In brief the accommodation comprises of entrance hall, leading to the bay fronted lounge, dining kitchen and bathroom. To the first floor there are three bedrooms with potential to create an en-suite shower room subject to buyers needs/requirements. Outside to the front of the property there is a garden being laid mainly to lawn and tarmac driveway which leads to the free standing GARAGE, ideal for storage. To the rear there is an established garden laid mainly to lawn, fencing to the boundaries, greenhouse and shed.

Ockbrook is only a few minutes drive from Borrowash where there is a Co-op convenience store, a Bird's bakery, a quality butchers and a fishmongers. There are also excellent local schools for younger children literally on the doorstep of the property and for older children The West Park school in Spondon is only a short drive away. Further shopping facilities can be found at Pride Park where there is a Sainsbury's and Costco and Asda at Spondon is only a short drive away. With healthcare and sports facilities including several local golf courses and walks in the surrounding picturesque countryside make this a great location to live. As for transport links, the A52, leads to J25 of the M1, East Midlands Airport and stations at Derby, Long Eaton and East Midlands Parkway.



Entrance Hall

10'7 × 5'9 approx (3.23m × 1.75m approx)

UPVC double glazed door to the front with inset glazed panel, UPVC double glazed obscure window to the side, carpeted flooring, radiator, stairs to the first floor, ceiling light, doors to:

Lounge

13'5 × 13'9 approx (4.09m × 4.19m approx)

UPVC double glazed bay window to the front, carpeted flooring, radiator, ceiling light, TV point, attractive fireplace and surround with gas fire.

Kitchen Diner

13'9 × 8'9 approx (4.19m × 2.67m approx)

UPVC double glazed door and UPVC double glazed window to the rear, tiled floor, ceiling light and double radiator. Having a range of wall, base and drawer units to three walls with laminate work surfaces over, space for a washing machine, inset 1½ bowl sink and drainer with swan neck mixer tap, free standing gas cooker with extractor above, space for a free standing fridge freezer, wall mounted combi boiler.

Bathroom

7'2 × 6'9 approx (2.18m × 2.06m approx)

Obscure UPVC double glazed window to the rear, white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., part tiled walls, white heated towel rail.

First Floor Landing

10'8 × 2'9 approx (3.25m × 0.84m approx)

Ceiling light, UPVC double glazed window to the side, carpeted flooring, loft access hatch, large airing/storage cupboard which could create either a wardrobe or en-suite. Doors to:

Bedroom 1

10'6 × 13'9 approx (3.20m × 4.19m approx)

UPVC double glazed window to the front overlooking fields, carpeted flooring, radiator, ceiling light and large built-in cupboard.

Bedroom 2

10'5 × 9'8 approx (3.18m × 2.95m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3

7'2 × 9'9 approx (2.18m × 2.97m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Outside

The property is set back from the road with a long driveway providing off road parking for at least 4 vehicles leading to the garage. Large attractive lawn with shrubs and plants behind a fence to the boundary.

To the rear there is a patio area with a long path to the end of the garden, large lawn, all enclosed with fencing to the boundaries. Two storage sheds, greenhouse and a covered area which was previously used as a vegetable path. Shrubs and plants to the borders.

Garage

16'2 × 9'8 approx (4.93m × 2.95m approx)

With a metal up and over door.

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 to the end and turn right onto Bare Lane. At the end of Bare lane turn left onto The Ridings, the property can be identified by our for sale board. 8769AMJG

Council Tax

Derby Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 1mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

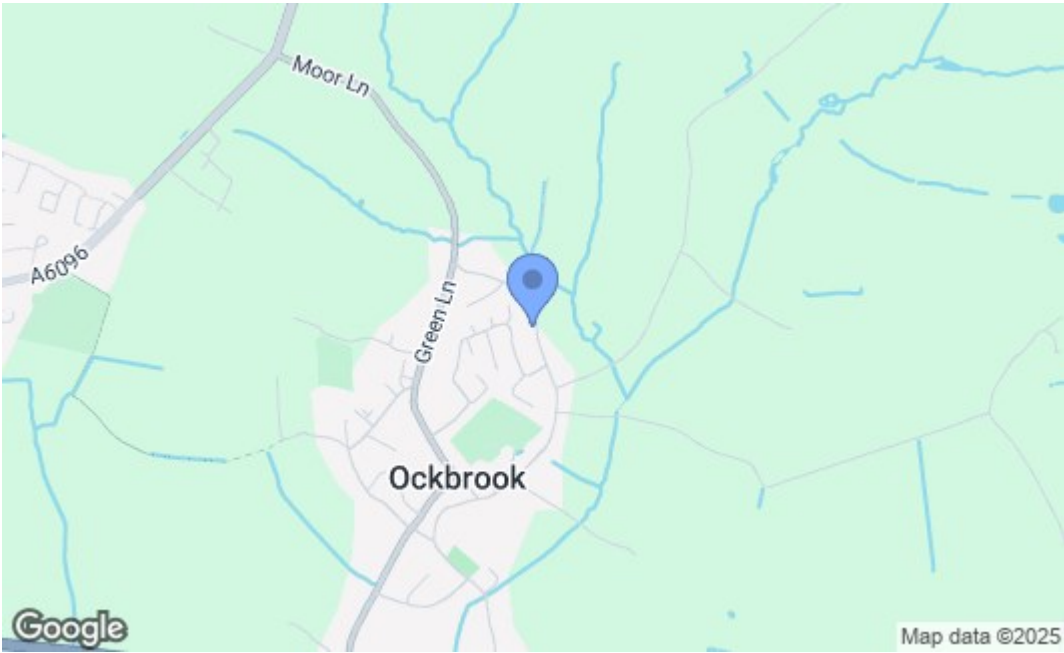
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.