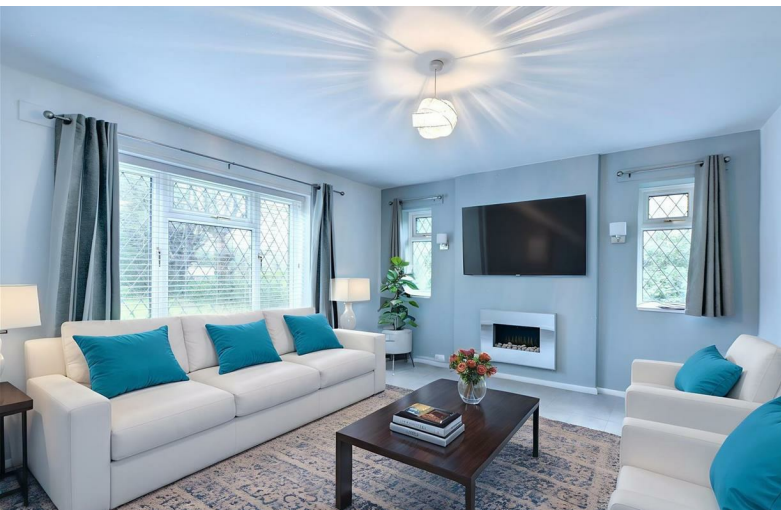




Victoria Avenue,
Ockbrook, Derby
DE72 3RL

£495,000 Freehold



A UNIQUE TWO BEDROOM DETACHED BUNGALOW SAT ON A GENEROUS PLOT WITH LARGE GARDENS TO BOTH THE FRONT AND REAR ELEVATIONS. WITH POTENTIAL TO FURTHER DEVELOP THE PROPERTY AND PLOT. CONTACT THE OFFICE TO MAKE YOUR APPOINTMENT TO VIEW THIS UNIQUE PROPERTY TODAY

Robert Ellis are extremely pleased to bring to the market this well presented two bedroom detached bungalow. The property is situated in the ever popular village of Ockbrook offering many local amenities and facilities found nearby with the towns of Nottingham and Derby close at hand. The property comes to the market with the benefit of no upward chain and an internal viewing comes highly recommended.

Constructed of brick to the external elevations all under a tiled roof and deriving the benefit of modern conveniences such as double glazing and gas central heating. In brief the accommodation comprises entrance hallway, two double bedrooms, office, dining kitchen, living room and family bathroom. As previously mentioned there is a large lawned garden at the front elevation with mature shrubs and trees to the boundaries. To the rear there is a further garden laid mainly to lawn with free standing brick built garage and views over neighbouring paddocks.

At hand there are a number of local facilities found in Ockbrook which include Ockbrook School and Red Hill primary school as well as a number of shops and nearby schools found in Borrowash which is only a few minutes drive away. Asda superstore is found in nearby Spondon with further shopping facilities in Long Eaton offering a large high street. The property is well positioned with excellent transport links including good bus routes which run through the village, J25 of the M1, Derby and East Midlands Parkway stations, East Midlands Airport and the A52 providing direct access to Nottingham and Derby. Contact the office to make your appointment to view today, selling with no upward chain.



Entrance Hallway

Timber front door with decorative half moon light panel within, radiator, grey tiled floor, radiator and doors to:

Cloaks Cupboard

Obscure UPVC double glazed window to the front, power point, continuation of the grey tiled floor, electric consumer unit.

Living Room

12'5 x 14'6 approx (3.78m x 4.42m approx)

UPVC double glazed window to the front, two UPVC double glazed windows to the side, radiator, feature wall mounted, pebble effect electric heater.

Dining Kitchen

13'7 x 11'6 approx (4.14m x 3.51m approx)

UPVC double glazed windows to the rear and side, half UPVC double glazed door to the side, range of white high gloss wall, base and drawer units with laminate work surface over and upstand, 1½ bowl stainless steel sink and drainer with mixer tap, integrated single electric oven and four ring gas burner with acrylic splashback and stainless steel extractor over, continuation of the grey tiled floor, radiator, space and plumbing for a washing machine, cupboard housing the combi boiler, loft access hatch.

Bedroom 1

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

UPVC double glazed windows to the rear and side, coving, radiator.

Bedroom 2

11'5 x 10' approx (3.48m x 3.05m approx)

UPVC double glazed window to the rear, coving, radiator.

Office

3'7 x 7'9m approx (1.09m x 2.36mm approx)

UPVC double glazed window to the side, grey floor tiles, coving, radiator.

Bathroom

5'5 x 9'4 approx (1.65m x 2.84m approx)

Two obscure UPVC double glazed windows to the front and side, four piece white suite comprising of a fully enclosed shower cubicle with electric Mira Sport shower, aqua boarding to the walls, vanity wash hand basin with chrome mixer tap, low flush w.c., bath and tiled splashback, radiator and extractor.

Outside

The property sits on a larger than average plot with a large garden to the front elevation laid mainly to lawn, mature shrubs and trees to the boundaries providing ideal screening. Driveway offering ample off the road vehicle hard standing leading to the garage.

To the rear there is a large private enclosed garden with views over the neighbouring paddocks, well established hedgerow to the boundaries.

Detached Garage

10'7 x 31'1 approx (3.23m x 9.47m approx)

Detached tandem garage with a single up and over door, brick construction, pitched roof with storage.

Directions

Heading out towards Derby towards the Pentagon Island follow the A52 towards Spondon and Borrowash. Continue along the A52 for some distance, passing Spondon and eventually taking the left hand turning into the slip road posted Ockbrook and onto Victoria Avenue. The property can be found on the left as identified by our for sale board. 9047MH

Agents Notes

There are AI photos on this property.

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 18mbps Superfast 1mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

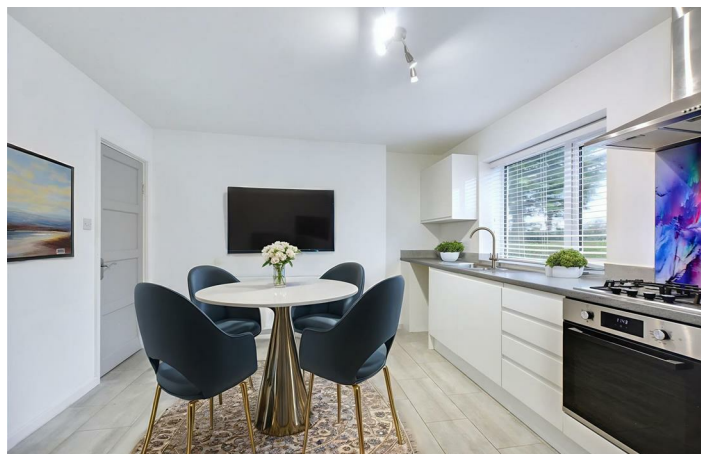
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

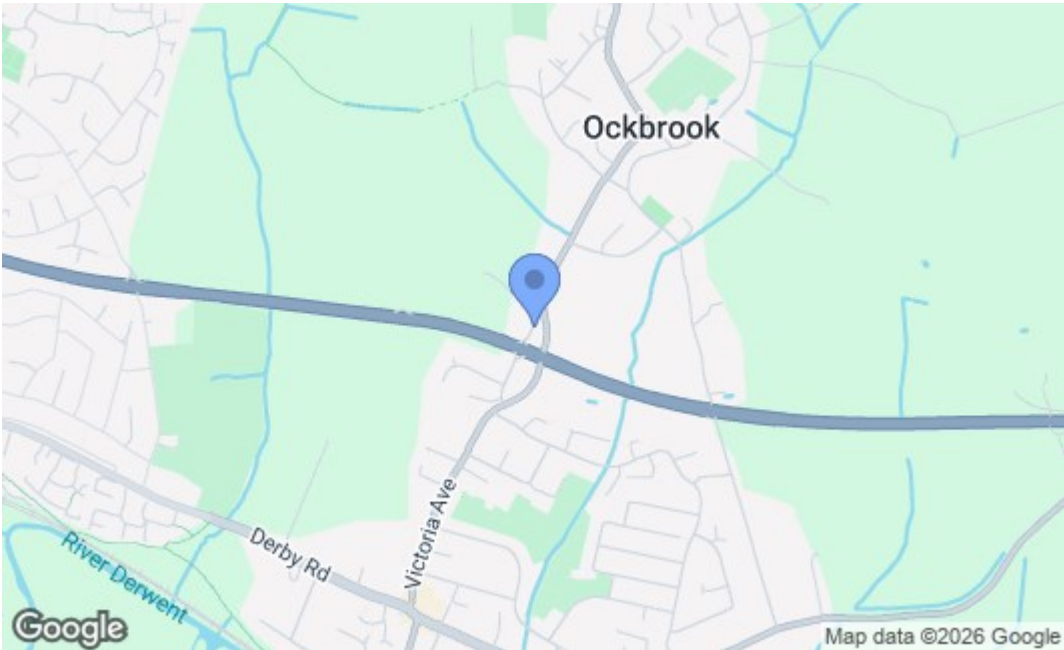
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.