Robert Ellis

look no further...

Anne Potter Close,
Ockbrook, Derby
DE72 3TD

O/O £400,000 Freehold

THIS IS A THOUGHTFULLY EXTENDED THREE BEDROOM DETACHED PROPERTY WHICH IS SITUATED TOWARDS THE HEAD OF A QUIET CUL-DE-SAC IN THIS POPULAR VILLAGE LOCATION.

Being located on this quiet cul-de-sac, this three bedroom detached property has recently been extended to the left hand side and rear to provide further ground floor living accommodation. For the size and layout of the accommodation which is highly appointed throughout, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. Ockbrook is a very popular village situated between Derby and Nottingham and therefore has become a very popular rural location which is within a short driving distance of many shopping and other facilities provided by the area.

The property has a gable frontage and is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation derives the benefits of having gas central heating and double glazing and includes an enlarged reception hallway, from which stairs lead to the first floor and there is a ground floor w.c. off the hall, the through lounge includes a dining area and also has bi-fold doors leading out to the rear garden, the kitchen has been exclusively re-fitted with dark blue Shaker style units, quartz work surfaces and integrated appliances, there is a sitting area off the kitchen which could be a dining area if preferred and this also has bi-fold doors leading out to the rear garden, there is a utility room and a newly created ground floor shower room. To the first floor the landing leads to the three bedrooms, with the main and third bedroom having built-in wardrobes and the bathroom has been re-fitted and has a white suite complete with a mains flow shower over the bath. Outside there is a block edged driveway and garden at the front with a path leading down the left hand side of the house to the private rear garden which has porcelain slabbing, there is a newly built garden room/home office with installed air conditioning positioned in the right hand corner with the garden being kept private by having fencing to the boundaries.

Ockbrook is a sought after village with a number of local pubs, schools for younger children with further shopping facilities being found in nearby Borrowash where there is a Co-op convenience store, Bird's bakery, a fishmongers and a quality butchers, there is an Asda at Spondon and a Sainsbury's at Pride Park with further shopping facilities being found in Long Eaton, there is a school for older children in Spondon, healthcare and sports facilities including several local golf courses, excellent local and well known pubs, walks in the surrounding picturesque countryside, with Elvaston Castle within walking distance, and the transport links include J25 of the M1, East Midlands Airport, stations at Derby and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.

Front Door
Stylish composite front door with inset etched glazed panels, brushed stainless steel fittings and double etched glazed side panels leading to:

Reception Hall
Stairs with panelling to the wall and a balustrade leading to the first floor, herringbone LVT flooring extending across the ground floor living area, feature vertical radiator and recessed lighting to the ceiling.

Ground Floor w.c.
The newly created ground floor w.c. has a white low flush w.c. and a circular hand basin with mixer taps set on a wooden surface with acoustic panelling and a mirror to the wall above, wall mounted ladder towel radiator, opaque double glazed window, herringbone LVT flooring and recessed lighting to the ceiling.

Lounge/Dining Room
23'10 x 11'5 to 9'5 approx (7.26m x 3.48m to 2.87m approx)
This large main reception room which includes a dining area has a double glazed window with fitted blinds to the front, two feature vertical radiators, LVT flooring, feature stone effect fire with a Minton surround and hearth, three panel bi-fold doors lead out to the private rear garden, panelling to a wall in the dining area, recessed lighting to the ceiling and cornice to the wall and ceiling.

Kitchen
13'5 x 10'6 approx (4.09m x 3.20m approx)
The recently re-fitted kitchen has dark blue Shaker style units with brass fittings and quartz work surfaces with a gold fleck and includes a Belfast sink with a mixer tap, induction hob set in a work surface which extends to three sides with a seating area to one of the sides of the work surfaces with drawers, an integrated dishwasher, cupboards, with the corner cupboards having carousels, pan drawers with the top drawer having a pull out cutlery drawer and a pull out spice rack storage unit below, microwave and oven with two drawers below and a cupboard over, upright pantry cupboard with pull out drawers and a shelved cupboard above, drop lighting over the seating area, further quartz work surface with double cupboard and two drawers beneath, full height fridge and a full height freezer, built-in storage cupboard beneath the stairs where the electric consumer unit is housed, feature vertical radiator, herringbone LVT flooring extending into the sitting area and utility room, Velux window to the sloping ceiling and recessed lighting to the ceiling.

Sitting Area
10'8 x 6' approx (3.25m x 1.83m approx)
The sitting area could be a dining area if preferred and has a three panel bi-fold door system leading out to the rear garden, two Velux windows and recessed lighting to the sloping ceiling, feature vertical radiator, herringbone LVT flooring and power points and cabling for a wall mounted TV.

Utility Room
5'2 x 4'3 approx (1.57m x 1.30m approx)
The utility room has a matching quartz work surface to the kitchen with spaces for both an automatic washing machine and tumble dryer below, wall mounted cupboards and shelving, herringbone LVT flooring extending into the shower room and a Velux window and recessed lighting to the sloping ceiling.

Shower Room
The newly created shower room has a walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, herringbone tiling to three walls and a protective glazed screen, hand basin with a mixer tap and a tiled splashback, ladder towel radiator, herringbone LVT flooring, Velux window and recessed lighting to the sloping ceiling and an X-pelair fan.

First Floor Landing
The balustrade continues from the stairs onto the landing, opaque double glazed window to the side on the half landing, hatch with ladder to the loft, panelling extending from the stairs onto a wall on the landing and panelled doors leading to the bedrooms and bathroom.

Bedroom 1
12'8 x 10'3 approx (3.86m x 3.12m approx)
Double glazed window with a fitted blind and views over open countryside to the front, wardrobes with sliding doors having a mirrored panel to one door extending to two walls and providing hanging space, drawers and shelving, radiator and cornice to the wall and ceiling.

Bedroom 2
11'5 x 10'3 approx (3.48m x 3.12m approx)
Double glazed window with a fitted blind to the rear, feature radiator, panelling to the wall by the bed position and cornice to the wall and ceiling.

Bedroom 3
9'4 to 6'8 x 7'2 approx (2.84m to 2.03m x 2.18m approx)
Double glazed window with a fitted blind and views over open countryside to the front, two double built-in wardrobes/storage cupboards, LVT flooring, radiator and cornice to the wall and ceiling.

Bathroom
The newly fitted bathroom has a white suite including a panelled bath with mixer tap and a mains flow shower over, tiled shelf to one end of the bath and tiled sill to the opaque double glazed window, low flush w.c. with a concealed cistern, hand basin with a mixer tap and double cupboard below, tiling to the walls by the sink and w.c. areas, recessed lighting to the ceiling, chrome ladder towel radiator and an extractor fan.

Garden Room/Home Office
9'10 x 8'10 approx (3.00m x 2.69m approx)
This outside room has recently been built and is positioned in the right hand corner of the garden with double opening, double glazed doors to the front and two full height double glazed windows to the side walls, an air conditioning unit, recessed lighting to the ceiling, power points and LVT flooring.

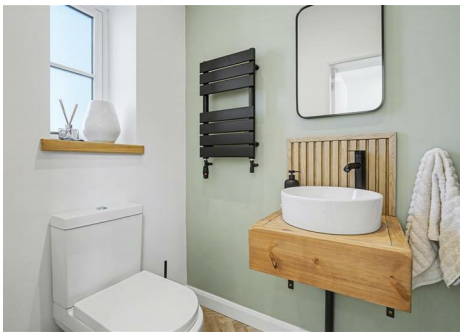
Outside
At the front of the property there is a block edged driveway providing off road parking for up to three vehicles, pebbled area and a lawn with railway sleeper edging and to the left of the house there is a slabbed pathway leading through a gate which provides access to the rear garden.

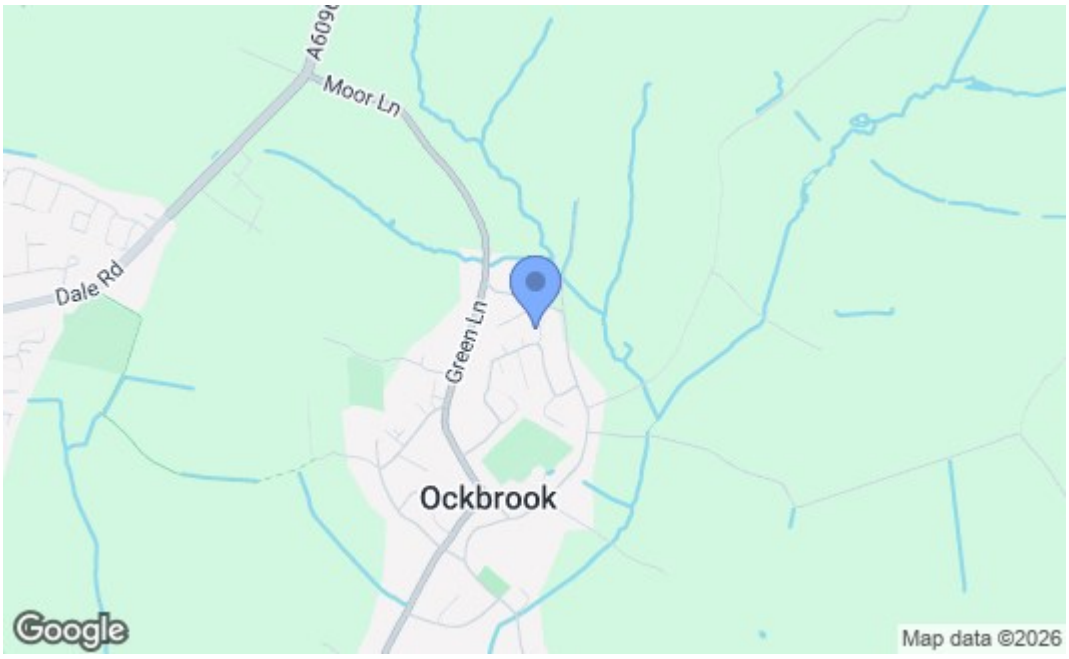
At the rear there is a porcelain slabbed patio which provides seating areas, there is outside lighting, an external tap and the garden is kept private by having fencing to the boundaries.

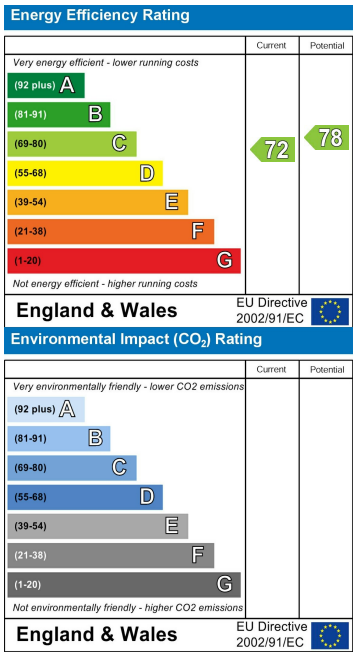
Directions
Heading out of Derby towards the Pentagon Island follow the A52 out of the city centre towards Spondon and Borrowash. Continue along the A52 for some distance passing Spondon and taking the eventual left turning onto the slip road signposted Ockbrook. After turning left proceed along Flood Street and take the second right into New Street. At the end of New Street turn left into Church Street which becomes The Ridings and follow the road around turning right into Pares Way and Anne Potter Close can be found as a turning on the left.
9126MP

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 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, 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







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.

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