



Hillcroft Drive
Ockbrook, Derbyshire DE72 3RE

£399,995 Freehold

AN EXTREMELY WELL PRESENTED,
EXTENDED AND RENOVATED THREE
BEDROOM DETACHED BUNGALOW
SITUATED WITHIN A QUIET AND
ESTABLISHED CUL-DE-SAC LOCATION



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Robert Ellis are extremely delighted to welcome to the market this renovated and extended, extremely well presented three bedroom detached bungalow positioned quietly within this highly regarded and respected village cul-de-sac location.

With single, level accommodation comprising a side L shaped entrance hallway, three bedrooms, en-suite w.c. to the main bedroom, main family bathroom, living room, kitchen and open plan family sitting/dining room to the rear.

Other benefits to the property include gas central heating from combination boiler located in the roof space, full replacement UPVC double glazing and doors, larger than average detached garage with power and lighting, CAT based CCTV system as well as modern fixtures, fittings and decoration throughout.

As previously mentioned the property is located within this highly respected and quiet residential cul-de-sac location within the centre of the village, which offers easy access to a variety of nearby transport links including the A52 and M11, village amenities, schooling if required and open countryside space.

Due to the extensive renovation work put into the property by the current owners, you would certainly describe the property as ready to move into and would ideally suit those looking for a single level property with no work needed.

Because of such, we would therefore highly recommend an internal viewing.



L Shaped Entrance Hallway

13'4" max x 9'5" approx (4.07m max x 2.89m approx)

Composite and double glazed side entrance door with double glazed window and panel to the side of the door; radiator, coving, laminate flooring, doors to all bedrooms, bathroom, kitchen and living room. Loft access point with pull down loft ladders to a boarded, lit and insulated loft space which also houses the gas central heating combination boiler. Off the hallway there is also a useful storage cupboard.

Bedroom 1

14'6" x 7'8" approx (4.43m x 2.36m approx)

Double glazed window to the front with fitted shutters, part panelling to one wall, vertical radiator and fitted sliding door mirror fronted wardrobes containing drawers, shelving and hanging space. Concertina door to:

En-Suite w.c.

4'7" x 3'9" approx (1.42m x 1.16m approx)

A modern white two piece suite comprising of a push flush w.c. and wash hand basin with cold water feed only mixer tap and storage drawers beneath. Tiled splashbacks, double glazed window to the side, wall mounted mirror fronted bathroom cabinet, laminate flooring and access panel to the pipework.

Bedroom 2

8'11" x 8'10" approx (2.73m x 2.71m approx)

Double glazed window to the front with fitted shutters, radiator, laminate flooring and decorative coving.

Bedroom 3

8'2" x 6'2" approx (2.5 x 1.89 approx)

Double glazed window to the side with fitted roller blind, radiator with display cabinet and decorative coving.

Shower Room

7'11" x 5'6" approx (2.42m x 1.7m approx)

Modern three piece suite comprising walk-in double size shower cubicle with glass screen and multi jet shower with additional hand held shower attachment, wash hand basin with central waterfall style mixer tap and push flush w.c., decorative tiled splashbacks, square edge work surfacing with storage cabinets and shelving beneath, double glazed window to the side with fitted roller blind, extractor fan, bathroom fan heater/towel rail, wall mounted LED back lit mirror, laminate flooring with access panel to the pipework.

Kitchen

10'2" x 9'1" approx (3.1m x 2.78m approx)

Comprising of a matching range of fitted base and wall storage cupboards with solid prime oak square edge work surfacing incorporating 1½ bowl sink unit with drainer and central swan neck mixer tap. Tiled splashbacks, under counter plumbing space for a washing machine and dishwasher, free standing space for full height fridge freezer, in-built counter level four ring Bosch induction hob with extractor canopy over and oven beneath, radiator, double glazed window to the side with fitted blinds, laminate flooring and opening through to the family sitting/dining room.

Lounge

11'9" x 11'8" approx (3.59m x 3.57m approx)

Vertical modern twist radiator, media points, decorative coving, tile effect flooring and opening through to:

Open Plan Family Dining/Sitting Room

20'4" x 12'10" approx (6.2m x 3.93m approx)

With Georgian style double glazed windows to both the sides and rear with three individually fitted matching roller blinds, additional double glazed window

to the side, roof sky lantern with LED lighting, ample space for a dining table and chairs, matching to the kitchen laminate flooring and Georgian style double glazed French doors opening out to the rear garden.

Outside

At the front the property is approached on a flat plot to a good size driveway with decorative edging providing off street parking for several cars to the front and the side, the side continuing towards the detached garage. There is also a front garden lawn.

Down the side of the property there is stepped access to the front entrance door, external water tap and pedestrian gate leading through to the rear garden.

The rear garden is enclosed by timber fencing with concrete posts and gravel boards, offering security and privacy from the front with an Indian sandstone patio area, ideal for entertaining and making the most of the moving sun through the day. There are raised beds housing a coloured array of decorative white pebble stones, ideal for tubs and shrubs and to the rear of the garage there is a private seating area with matching white pebble stone and artificial lawn. Within the garden there are external lighting points and power outlets and a personal access door that leads into the detached garage.

Detached Garage

15'9" x 11'10" approx (4.82m x 3.63m approx)

A larger than average garage with up and over door to the front, personal access door and Georgian double glazed windows to the side with power and lighting points.

Directions

Proceed away from Stapleford to the A52 as if heading in the direction of Derby. Via left and follow the turning signs for Elvaston Castle and follow the bend to the T junction and turn left as if head into the village of Ockbrook. Continue along and take an eventual left hand turn into the cul-de-sac of Hillcroft Drive and the property can be found at the head of the cul-de-sac, identified by our for sale board.

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 5mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02

Sewage – Mains supply

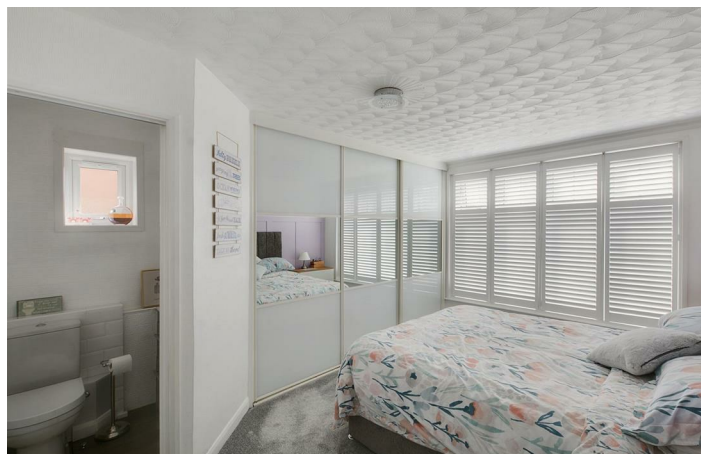
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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