



Hillcroft Drive,
Ockbrook, Derbyshire
DE72 3RE

£250,000 Freehold

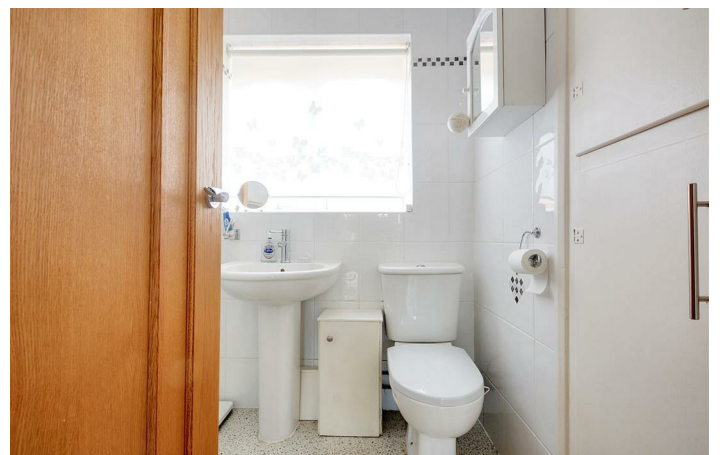


A WELL PRESENTED DETACHED BUNGALOW FOUND IN THE POPULAR VILLAGE OF OCKBROOK, OCCUPYING AN ELEVATED CORNER PLOT.

Welcome to this charming detached bungalow nestled in the sought-after village location of Ockbrook, situated on an elevated corner plot on Hillcroft Drive in Ockbrook. This delightful property boasts two cosy bedrooms, ideal for a someone looking to downsize or those looking for a peaceful retreat. As you step inside, you are greeted by a warm and inviting reception room, perfect for relaxing or entertaining guests. The property features a well-maintained bathroom, ensuring your comfort and convenience. One of the highlights of this bungalow is the garage with an electric door, providing secure parking for your vehicles and additional storage space. With parking available for two vehicles, you'll never have to worry about finding a spot on the street. The absence of an onward chain makes this property even more appealing, offering a smooth and hassle-free transition for potential buyers.

The property benefits from double glazing and gas central heating and accommodation briefly compromises of an entrance hall, lounge with fantastic natural light, two bedrooms and a shower room. The property is positioned on a good sized corner plot and also boasts a single garage with an electric door and off road parking.

Ockbrook village is only a few minutes drive away from Borrowash where there is a Co-op store, a well regarded butchers, a fishmongers and other local shops, if required there are schools for all ages at Ockbrook and for older children at Spondon, Elvaston Castle is within easy reach and there are also walks in other immediate surrounding picturesque countryside. There are further shopping facilities found at Pride Park where there is a Sainsbury's superstore, Costco, M&S Food Store and other retail outlets, Long Eaton is only a short drive away where there are Asda, Tesco and Aldi stores and there is a further Asda store at Spondon. As well as the A52 the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 which provides easy access to both Nottingham and Derby.



Hallway

Composite double glazed front door leading to the spacious hall with a laminate wood flooring, a radiator and oak internal doors to:

Sitting Room

19' x 11'10 approx (5.79m x 3.61m approx)

Dual aspect sitting room including a modern fireplace with a Living Flame gas fire, TV point, radiator, space for a dining table, UPVC double glazed windows to the front and side.

Kitchen

11'6 x 8'11 approx (3.51m x 2.72m approx)

Fitted with Shaker style wall and base units with solid wood work surfaces and integrated appliances to include an under counter fridge and freezer, electric oven and a four ring halogen hob with a pull out extractor hood over, stainless steel sink and drainer, plumbing for a washing machine, laminate flooring, UPVC double glazed window to the rear, radiator and UPVC double glazed door to the rear and window to the side.

Bedroom 1

11'10 x 11'6 approx (3.61m x 3.51m approx)

UPVC double glazed bow window to the front, a range of fitted wardrobes with sliding doors and a radiator.

Bedroom 2

9'11 x 9' approx (3.02m x 2.74m approx)

UPVC double glazed window to the rear, a range of fitted wardrobes with sliding doors and a radiator.

Bathroom

5'11 x 5'6 approx (1.80m x 1.68m approx)

Fully tiled shower room including a three piece suite with a separate shower cubicle, pedestal wash basin and low flush w.c.. There is also a UPVC double glazed window to the rear, a chrome heated towel rail and a recessed airing/storage cupboard with double doors.

Outside

Found on a corner plot with a wide path/narrow driveway on the left, which leads to an enclosed garden at the rear. The main garden is to the right of the property, which is beautifully presented and well maintained. It would be

possible to fence or hedge the boundary to create extra privacy, however, the property is at an elevated position from the road which in itself offers a degree of privacy. There is also a storage shed.

Garage

15'5 x 9' approx (4.70m x 2.74m approx)

Integral single garage with a remote control electric roller garage door to the driveway and a window to the side.

Directions

Proceed on 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.

8015AMCO

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

Broadband Speed - Standard 5mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02

Sewage – Mains supply

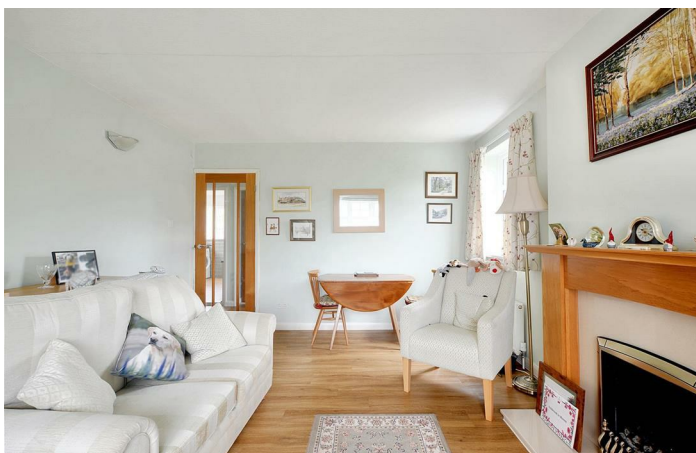
Flood Risk – No, surface water very low

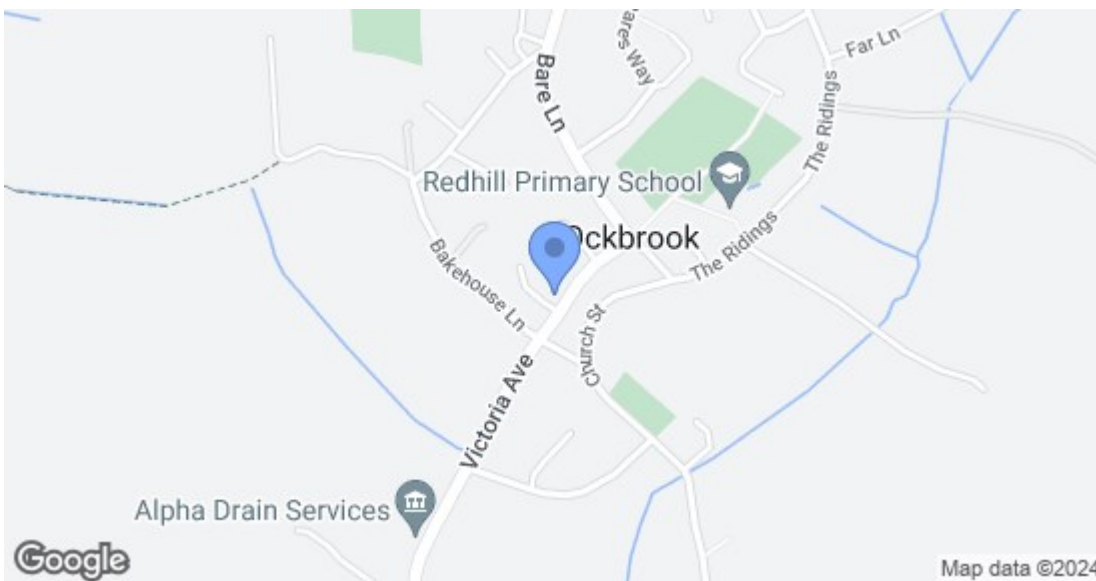
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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.