



55 The Ridings
Ockbrook
Derby
DE72 3SF

Price
£350,000

- Redhill School catchment
- Extended detached family home
- Superbly presented throughout
- Versatile living accommodation
- Double glazing and gas central heating
- Entrance hall and guest cloakroom
- Spacious through lounge/dining room with log burner
- Study and extended breakfast kitchen
- Three bedrooms and family bathroom with separate w.c. to first floor
- Good sized driveway to front

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

This is a rare and interesting opportunity to acquire a much improved and extended three bedroom detached residence occupying a particularly pleasant location on The Ridings in Ockbrook. The property is set back behind a low maintenance foregarden with block paved driveway providing ample off-road parking. To the rear of the property is a stylish low maintenance garden featuring artificial lawn and decked seating area.

A true feature of this sale is the separate detached annex with shower room which is located in the rear garden and offers a highly versatile space for home office/gym/guest or dependent relatives accommodation. The main house has been extended and benefits from gas central heating and double glazing.

Internally the main house comprises, entrance hall, guest cloakroom, spacious through lounge/dining room with log burner, useful study, extended breakfast kitchen, the first floor landing leads to three bedrooms, bathroom and a separate w.c.

LOCATION

Ockbrook is highly desirable due to its convenient location close to the A52 and being within commuting distance of both Derby and Nottingham. The village itself has the highly reputed Redhill Primary School, varied selection of village inns/real ale public houses, recreational grounds with playground, cafés and boutiques, cricket club, church and a further selection of amenities can be found in the neighbouring Borrowwash.

ACCOMMODATION

ON THE GROUND FLOOR

Panel double glazed entrance door with side lights provides access to:

SPACIOUS EXTENDED ENTRANCE HALL

Radiator, feature tiled flooring, staircase to first floor and panel door to:

GUEST CLOAKROOM

White suite comprising low flush w.c., corner wash hand basin with sink unit, mixer tap and useful cupboard under, radiator, recessed ceiling spotlight, extractor fan, upvc double glazed window to side.

STUDY

2.19 x 1.24 (7'2" x 4'1")

Radiator, recessed ceiling spotlighting, tiled flooring, upvc double glazed window to front.





LOUNGE/DINING ROOM

7.38 x 3.43 (24'3" x 11'3")

A very pleasant light and airy room courtesy of upvc double glazed and leaded bow bay window to front and matching french doors with side lights to garden, feature fireplace with cast iron solid fuel stove and tiled hearth, two radiators, stylish wood effect laminate flooring, decorative coving.

QUALITY FITTED EXTENDED KITCHEN

4.19 x 4.07 to 3.22 (13'9" x 13'4" to 10'7")

Stylish fitted kitchen with quartz work surfaces, tiled surrounds, inset 1/4 stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, inset five plate gas hob with extractor hood over and built in double fan assisted electric oven and grill, space suitable for a dishwasher and fridge freezer, utility recess with space suitable for washing machine and tumble dryer, radiator, tiled flooring, recessed ceiling spotlighting, upvc double glazed window to side and rear, two sealed unit double glazed Velux window and upvc double glazed door to garden and annex.

ON THE FIRST FLOOR

SEMI-GALLERIED LANDING

With feature balustrade, access to boarded loft space, recessed ceiling spotlighting, upvc double glazed window to side and door to:

BEDROOM ONE

3.94 x 3.1 (12'11" x 10'2")

Radiator, telephone point, range of fitted furniture comprising, wardrobes and overhead storage, recessed ceiling spotlighting, upvc double glazed and leaded window to front with partial field views.



BEDROOM TWO

3.38 x 3.14 (11'1" x 10'4")

Radiator, recessed ceiling spotlighting, upvc double glazed window to rear offering pleasant views over neighbouring school playing fields.

BEDROOM THREE

2.84 x 2.2 (9'4" x 7'3")

Radiator, built in wardrobe with sliding mirrored door, upvc double glazed and leaded window to front again with partial field view.

WELL APPOINTED BATHROOM

2.18 x 1.67 (7'2" x 5'6")

Partly tiled with a white suite comprising, pedestal wash hand basin, bath, mixer tap and integrated shower over, heated chrome towel rail/radiator, recessed ceiling spotlighting, upvc double glazed window to rear.

SEPARATE W.C.

Low flush w.c., recessed ceiling spotlighting, upvc double glazed window to side.

OUTSIDE & GARDENS

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To the rear of the property is a very impressive low maintenance garden with block paved pathway leading to a stylish two-tiered garden featuring decked seating area and artificial lawn with raised wood edged borders. A further feature of this home, is the detached brick-built annex, which is a superb addition to the main house.

BRICK-BUILT ANNEX

7.33 x 2.7 (24'1" x 8'10")

(Please note this measurement includes the well appointed shower room). It is a



multi-purpose room which could be used as a gym/home office/guest or dependent relative accommodation. Which comprises:

SHOWER ROOM

Low flush w.c., wash hand basin, double shower cubicle, heated chrome towel rail/radiator, recessed ceiling spotlighting and tiled floor to ceiling.

MAIN ROOM

Radiator, fitted wardrobe, telephone point, recessed ceiling lighting, laminate flooring and upvc double glazed French door opening onto the garden.

COUNCIL TAX BAND

Erewash - C.

DIRECTIONAL NOTE

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Proceed out of town heading east along Eastgate joining the A52, proceed along here until reaching the Shell petrol station and then turn left. Immediately after this it is signposted Ockbrook. Turn left again into Ockbrook along Victoria Avenue, which becomes Flood Street. Turn right onto Bare Lane and left into The Ridings where the property will be located on the left hand side.

VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).

SEPARATE W.C.



55 The Riddings, Ockbrook Derby, DE72 3SF

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Assessments First

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		
	72	83
England & Wales	EU Directive 2002/91/EC	

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