

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

66 Pares Way Ockbrook, Derby, DE72 3TL



Stunning and extremely spacious three bedroom detached bungalow with extensive driveway and garage, beautiful landscaped garden with hot tub, sauna and gym/home office, occupying a superb private plot

- Requires an internal inspection to fully appreciate • Extremely spacious detached bungalow • High spec finish throughout • Ideal for a range of discerning purchases • Extremely versatile and well proportioned accommodation • Sought after village location • Impressive and well established private plot • Extensive driveway and garage • Beautiful landscaped garden with hot tub, sauna and gym/home office
- **INTERNAL VIEWING ESSENTIAL** •

Price £620,000



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GENERAL INFORMATION

This a true rarity on the market and requires a full internal inspection to fully appreciate. The property has been much improved and updated by the current vendors to now provide an extremely stylish and well appointed residence ideal a range of potential buyers. The property occupies an impressive plot set back from Pares Way behind an attractive landscaped garden with extensive driveway providing ample off road parking for several vehicles and access to an integral double garage.

The rear garden is equally impressive offering complete privacy from neighbouring properties, beautifully designed landscaped garden being low maintenance with various seating areas, artificial lawn, hot tub, sauna and gym/home office within the garden. It is ideal for entertaining and would suit a large family.

Internally the property has double glazing and gas central heating with entrance hall, living room with contemporary fireplace and bi-fold doors opening onto an impressive large lounge/dining room which in turn opens onto the high spec fitted kitchen and fabulous conservatory with access on to the garden. The beautiful master bedroom has extensive fitted furniture and well appointed en-suite bathroom. There are two further bedrooms and a shower room.

LOCATION

The village of Ockbrook continues to be extremely popular noted for its Ockbrook Moravian School, highly regarded Redhill Primary School, fabulous selection of ale pubs/restaurants, cricket ground, boutique coffee shop, ease of access onto nearby A52 making it within commuting distance of Derby and Nottingham and a further a range of amenities available in neighbouring Borrowwash.

ACCOMMODATION

Entrance door with feature sealed unit double glazed and leaded insets provides access to:

SPACIOUS ENTRANCE HALL

Radiator, telephone point, decorative coving, recessed ceiling

spotlighting, door to storage cupboard, separate cloaks cupboard, feature tiled flooring, access to boarded loft space with power, lighting and pull-down ladder. Stylish partially glazed door to:

LIVING ROOM 6.06m x 4.58m (19'11" x 15'0")

Beautiful large room with feature chimney breast incorporating contemporary inset electric fire, two radiators, decorative coving, upvc double glazed and bow bay window to front with matching upvc double glazed and leaded window to side, stylish bi-fold doors opening onto:

STUNNING LOUNGE/DINING ROOM 8.32m x 5.36m max (27'4" x 17'7" max)

A fabulous room ideal for entertaining with three radiators, feature high ceiling with recessed ceiling spotlighting, attractive tiled flooring, upvc double glazed windows to rear elevation overlooking the fabulous private landscaped garden and access via matching french doors.

QUALITY FITTED KITCHEN 4.66m x 3.64m (15'3" x 11'11")

With an extensive range of granite preparation surfaces with matching up-stands, inset stainless steel sink unit with mixer tap and further hand-held attachment, stylish gloss finish base cupboard and drawers with LED plinth lighting, complementary range of wall mounted cupboards with under-lighting, large Rangemaster cooker with granite splash-back and extractor hood over (included in the sale), American style fridge freezer and washing machine, heated chrome radiator, recessed ceiling spotlighting, continuation of tiled flooring.

LARGE CONSERVATORY 5.71m x 5.63m max (18'9" x 18'6" max)

Brick base, upvc double glazed frame construction with views over the fabulous garden, radiator, feature high ceiling with recessed ceiling spotlighting, electric heater and upvc double glazed french doors to the garden.

MASTER BEDROOM 3.78m x 3.48m (12'5" x 11'5")

Radiator, extensive range of a quality fitted furniture including numerous built in wardrobes, dressing table and bedside drawer units, ceiling mounted fan, decorative coving, upvc double glazed french doors with matching side lights giving access to the garden and door to:



SUPERBLY APPOINTED EN-SUITE BATHROOM 2.49m x 1.79m (8'2" x 5'10")

Fully tiled with a white suite comprising, low flush, vanity unit with wash hand basin, separate jacuzzi bath with integrated shower over, chrome towel rail/radiator, recessed ceiling spotlighting with extractor fan, upvc double glazed window to side.

BEDROOM TWO 3.66m x 3.65m into wardrobes (12'0" x 12'0" into wardrobes)

Wardrobes, drawer units and dressing table, radiator, decorative coving, ceiling mounted fan, upvc double glazed and leaded window to front with impressive countryside side views in the distance.

BEDROOM THREE/STUDY 3.64m x 3.04m (11'11" x 10'0")

Radiator, decorative coving, fitted furniture including desk, drawers and cupboard, upvc double glazed and leaded window to front again with attractive field views in the distance.

SUPERBLY APPOINTED SHOWER ROOM 2.43m x 1.42m (8'0" x 4'8")

Two-tone tiling with a contemporary white suite comprising, low flush w.c., vanity unit wash hand basin, large walk-in shower cubicle, integrated deluge head and further hand-held attachments, chrome towel rail/radiator, recessed ceiling spotlighting, extractor fan.

OUTSIDE & GARDENS

The outside of this wonderful house is as equally impressive as the interior. It truly is a house for entertaining family and friends and the garden is completely private from neighbouring properties bounded by timber fencing and hedging. It has been superbly designed landscaped to a high standard with extensive stone patio area, feature circular section which is ideal for a large table.

This gives way to a raised artificial lawn, which is retained by sleepers incorporating LED lighting, steps wrap around this feature raised artificial lawn and lead to a further stone seating area beneath a timber framed gazebo also with stylish lighting. To the other side of the garden there is a hard standing space currently housing a hot tub, again with gazebo over with lighting, all of which is included in the sale.

The property also features the following:

DETACHED BRICK-BUILT BUILDING 4.82m x 3.63m (15'10" x 11'11")

Which is constructed of brick beneath a pitched roof with upvc double glazed windows and french doors, electric heater, recessed ceiling spotlighting which is currently used as a gym but could also be used as a home office.

Adjacent to this brick building is a:

TIMBER FRAMED SAUNA & SHED

Both of which are included in the sale.

We would also point out that the garden has security camera system and lighting. It also features solar panels.

The property comprises a fabulous position set back from the road on an elevated plot behind a landscaped foregarden with steps leading to the entrance door. There is an extensive driveway providing off road parking for several vehicles with access to the:

INTEGRAL DOUBLE GARAGE

With power and lighting.

COUNCIL TAX BAND

Erewash - E.

DIRECTIONAL NOTE

From Derby proceed out of town heading East along Eastgate onto the A52. Just after the petrol station bear left on the slip road into Ockbrook, along Victoria Avenue into the village centre. At the next T Junction turn left onto Bare Lane and right into Pares Way. Follow the road around to the left where the property will be located on the left hand side.

VIEWING

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



Garage

Ground Floor



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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			
(92-100)	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			
		81	84
England & Wales		EU Directive 2002/91/EC	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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