



78 Church Street, Ockbrook Derby, DE72 3SL

Stunning five bedroom detached property situated in a fantastic village location backing on to open fields at the rear. The hugely versatile accommodation extends to approximately 2000 square feet, including two bedrooms on the ground floor and a top quality shower room ideal for guests, a live in nanny or elderly relative. There are also two separate sitting rooms and a further two bathrooms including en-suite facilities and a walk in wardrobe to the master bedroom. The property sits centrally on a large plot with a south facing rear garden and a large multi vehicle driveway at the front with access to a substantial detached double garage. The garden is beautiful, there is a large terrace with a timber gazebo housing a hot tub and a large level lawn beyond which is a spacious vegetable plot with raised planters. Ockbrook is a popular village location with swift access to both the cities of Derby and Nottingham, with a thriving village community, good schooling, rural walks and four country pubs.



£799,000

Hallway

Large central hallway with a superb quality wooden floor covering, a composite double glazed front door, a central heating radiator, coat hanging space and an open staircase with a double glazed picture window to the side and a split level landing which leads to the first floor.

Study 11' 0" x 6' 1" (3.35m x 1.85m)

UPVC double glazed window to the front and a central heating radiator.

Sitting Room 21' 11" x 11' 9" (6.68m x 3.58m)

Light, bright and airy room with a large UPVC double glazed window to the rear garden, a door to the kitchen, a door from the main hallway, TV point, a central heating radiator, plush carpets, coved ceiling and a superb feature fireplace with coal effect gas fire.

Kitchen/Diner 16' 11" x 14' 6" (5.15m x 4.42m)

Stylish fitted kitchen with access to the snug, the main sitting room and with a back door and window to the rear garden. There are a range of fitted base and eye level units with glazed and lit display units, solid wood worksurfaces with ceramic tiled splashbacks, space for an American style fridge freezer with a cold water supply and a superb quality gas range style cooker with matching extractor hood over. This is a good size kitchen with plenty of natural light having an additional high level UPVC double glazed window the side and space for a full size dining suite. In addition, there is also a ceramic tiled floor covering, plumbing for a dishwasher, a fitted wine cooler, Belfast sink, ceiling down lights, a central heating radiator and a wall mount TV point.

Snug 13' 2" x 11' 1" (4.01m x 3.38m)

A fabulous TV room an oak floor covering, a central heating radiator, a high level UPVC double glazed window to the side and a UPVC double glazed window and door to a secluded patio area at the front.

Utility Room 8' 5" x 8' 4" (2.56m x 2.54m)

Spacious utility room with fitted units on both side, a quartz tiled floor covering, stainless steel sink drainer, plumbing for a washing machine, space for a tumble dryer and space for a second freezer.

Ground Floor Bathroom 6' 1" x 8' 0" (1.85m x 2.44m)

Stunning contemporary shower room with a large walk in shower, beautiful modern tiles, WC and a wall hung contemporary sink unit with drawers under and a lit mirror over. There is also a UPVC double glazed window to the side and a heated rail.

Bedroom 4 (Ground Floor) 19' 10" x 10' 0" (6.05m x 3.05m)

This is a spacious double room with ample wardrobes space, room for a king size bed and also space for a sofa bed. There is also a UPVC double glazed window overlooking a pleasant garden area at the side and a central heating radiator.

Bedroom 5 (Ground Floor) 11' 0" x 10' 0" (3.35m x 3.05m)

A good size room, currently utilised as a gym, with a UPVC double glazed window to the front and a central heating radiator.

Bedroom 1 12' 2" x 10' 7" (3.71m x 3.22m)

UPVC double glazed window to the rear with superb rural views, a range of fitted wardrobes, a walk in wardrobe, a central heating radiator and a door leading to the en-suite shower room.

Walk in Wardrobe 5' 10" x 4' 9" (1.78m x 1.45m)

En-suite 6' 7" x 5' 10" (2.01m x 1.78m)

Three piece suite including a quadrant shower cubicle, WC with a concealed cistern and a contemporary wall hung wash basin with drawers under. There is also a UPVC double glazed window to the side, a heated towel rail and superb quartz snowflake wall tiles.

Bedroom 2 12' 9" x 10' 9" (3.88m x 3.27m)

UPVC double glazed window to the rear and a central heating radiator.

Bedroom 3 11' 9" x 7' 7" (3.58m x 2.31m)

UPVC double glazed window to the rear and a central heating radiator.

Family Bathroom 9' 4" x 5' 6" (2.84m x 1.68m)

Three piece family bathroom including a panel bath with shower over, WC with a concealed cistern and a vanity unit with drawers under and a wash basin over. There are also two UPVC double glazed windows to the front, a vinyl floor covering, ceramic wall tiles and a central heating radiator.

Garage 19' 7" x 16' 8" (5.96m x 5.08m)

Substantial double garage with power, lighting, a personnel door and window to the side and two roller garage doors to the front.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

78 Church Street
Ockbrook
DERBY
DE72 3SL

Energy rating

D

Valid until: **3 September 2033**

Certificate number: **2120-7011-0070-4004-9305**

Property type

Detached house

Total floor area

187 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

