



## 3 Bed House - Semi-Detached

30 The Settlement, Ockbrook, Derby DE72 3RJ

Offers Around £270,000 Freehold



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- Semi-Detached Cottage of Style & Character – Rare to the Open Market
- Located in the Heart of Ockbrook Village – Next to the Moravian Settlement
- Lounge with Fireplace
- Kitchen & Dining Room
- Three Bedrooms & Family Bathroom
- Front, Side & Rear Gardens
- Outside Utility & Brick Store
- Located in Conservation Area – Quiet Village location
- On Street Car Parking – No Chain Involved
- Potential Driveway – subject to planning permission

Charming three bedroom semi-detached property situated on the historic Moravian settlement in the desirable village of Ockbrook.

#### The Location

The property is situated in the desirable Village of Ockbrook, which lies approximately five-miles east of Derby city centre, and approximately ten-miles west of Nottingham, ideally located for access to both cities. Ease of access is afforded to the M1 motorway for commuting further afield, together with East Midlands International Airport at Castle Donington. The property is situated on the fringe of a conservation area. The Settlement was formed in the mid-eighteenth century by the Moravian Church, and includes numerous historic listed buildings. Ockbrook is also well served by a highly regarded primary school, together with amenities to include, bus service, old charming Church, Apple Tree gift shop and restaurant, Brooks wine bar, Village Hall, cricket ground, and public houses.

#### Porch

4'9" x 3'10" (1.46 x 1.17)

With panelled entrance door, coat hangers, sash period style window and panelled door with fan light window over giving access to the entrance hall.

#### Entrance Hall

17'4" x 2'11" (5.29 x 0.90)

With deep skirting boards and architraves, high ceiling, radiator, understairs storage cupboard, staircase leading to first floor and latch door giving access to cellar.



#### Cellar

With light and stone floor.

## Lounge

13'9" x 11'9" (4.21 x 3.60)

With character fireplace with raised tile hearth, deep skirting boards and architraves, high ceiling, picture rail, radiator, sash period style window to front and internal panelled door.



## Dining Room

11'11" x 10'1" (3.65 x 3.09)

With single stainless steel sink unit with mixer tap, wall and base cupboards with matching worktops, original built-in floor to ceiling storage cupboard, deep skirting boards and architraves, high ceiling, radiator, sash period style window to rear, panelled door giving access to rear porch and open square archway opening into kitchen.



### Kitchen

8'5" x 6'0" (2.57 x 1.85)

With built-in four ring electric hob with extractor hood over, built-in electric fan assisted oven, wall and base fitted cupboards with matching worktops, tile splashbacks, radiator, plumbing for automatic washing machine, deep skirting boards and architraves, high ceiling, open archway leading to dining room and period style sash window to rear.



### Rear Porch

3'10" x 2'5" (1.19 x 0.75)

With window and latch door giving access to rear garden.

### First Floor Landing

8'1" x 4'3" (2.47 x 1.32)

With deep skirting boards and architraves, high ceiling, access to roof space, sash period style window to side and built-in cupboard housing the central heating boiler.



### Bedroom One

13'8" x 10'1" (4.18 x 3.08)

With deep skirting boards and architraves, high ceiling, radiator, far-reaching views to front, period style sash window and internal panelled door.



### Bedroom Two

11'11" x 9'0" (3.65 x 2.76)

With deep skirting boards and architraves, high ceiling, radiator, countryside views to rear, period style window and internal panelled door.



### Bedroom Three

8'11" x 8'7" (2.73 x 2.62)

With radiator, deep skirting boards and architraves, high ceiling, period style window to rear and internal panelled door.



### Bathroom

7'10" x 5'1" (2.39 x 1.57)

With bath with shower over with shower screen door, pedestal wash handbasin, deep skirting boards and architraves, high ceiling, extractor fan, sizeable heated chrome towel rail/radiator, far-reaching views to front, sash period style window and internal panelled door.



### Separate WC

4'7" x 2'11" (1.42 x 0.89)

With low level WC, radiator, deep skirting boards and architraves, high ceiling, window and internal panelled door.

### Front Garden

The property is set back from the pavement edge behind a deep, lawn fore-garden with gravel pathway leading to stone steps and entrance door.



### Side Garden

To the side of the property is a paved patio with brick wall.



### Rear Garden

This is a rear, yard garden which is enclosed by brick wall and trellis fencing. Side access gate, outside light and cold water tap.



### Outside Utility

8'0" x 6'1" (2.46 x 1.86)

With power, lighting, plumbing for automatic washing machine, window and latch door.



### Brick Store

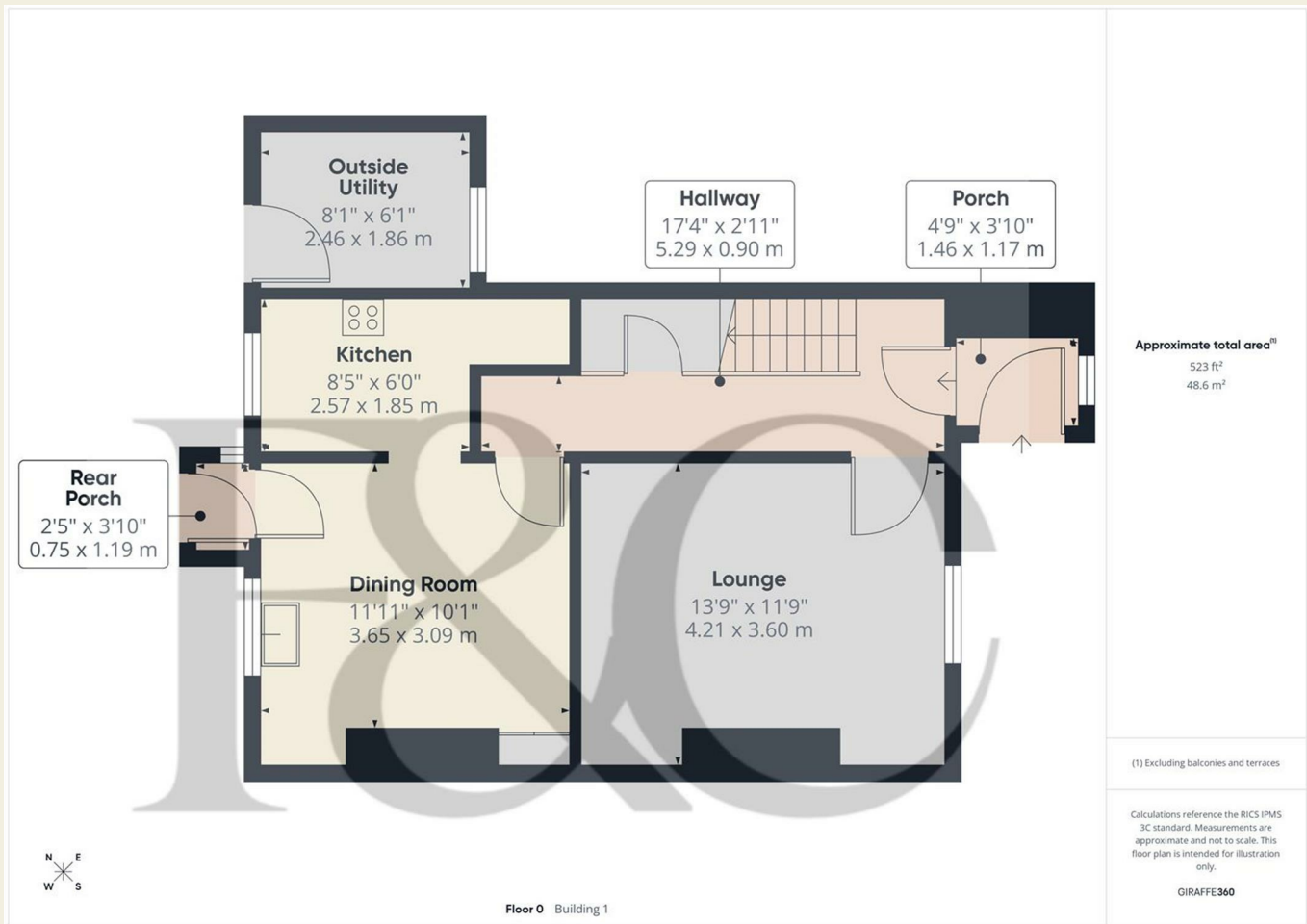
10'9" x 5'3" (3.28 x 1.61)

With power and lighting.

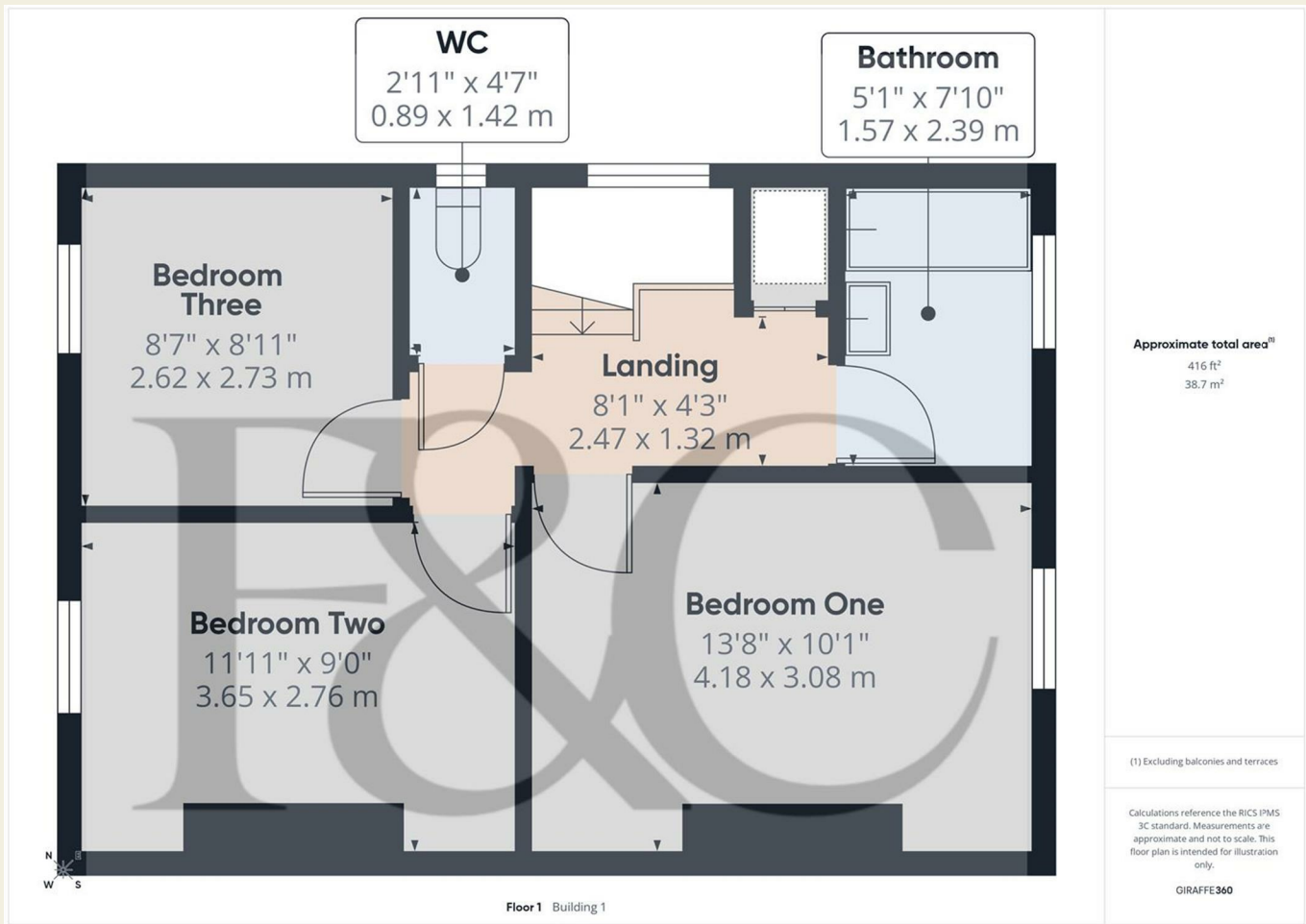


### Council Tax Band C

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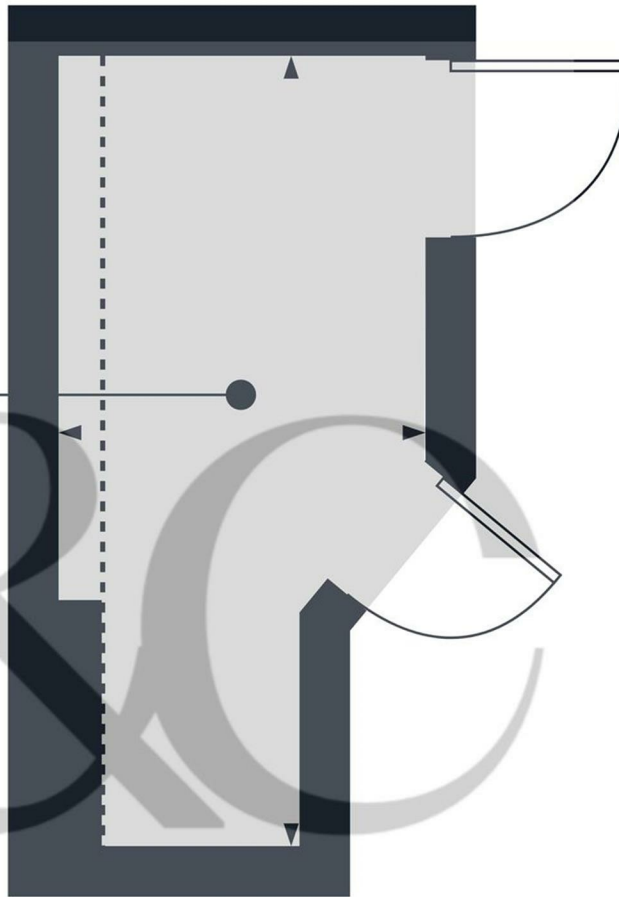
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## Brick Store

5'3" x 10'9"  
1.61 x 3.28 m



Floor 0 Building 2

### Approximate total area<sup>m</sup>

48 ft<sup>2</sup>  
4.5 m<sup>2</sup>

### Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

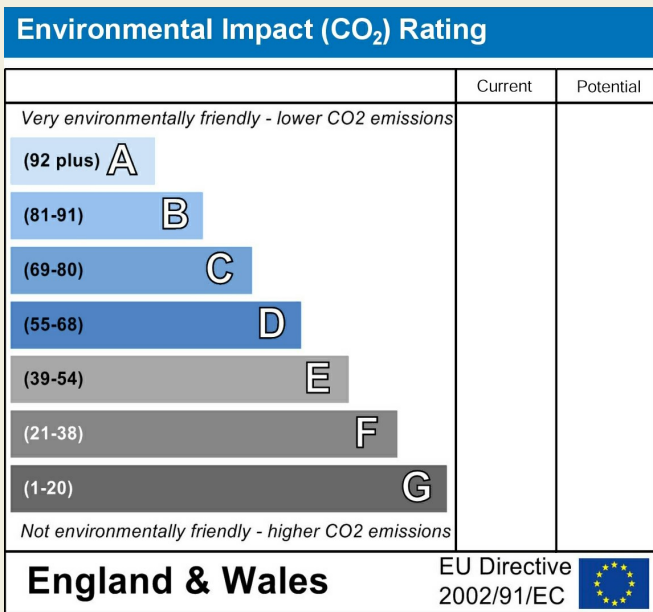
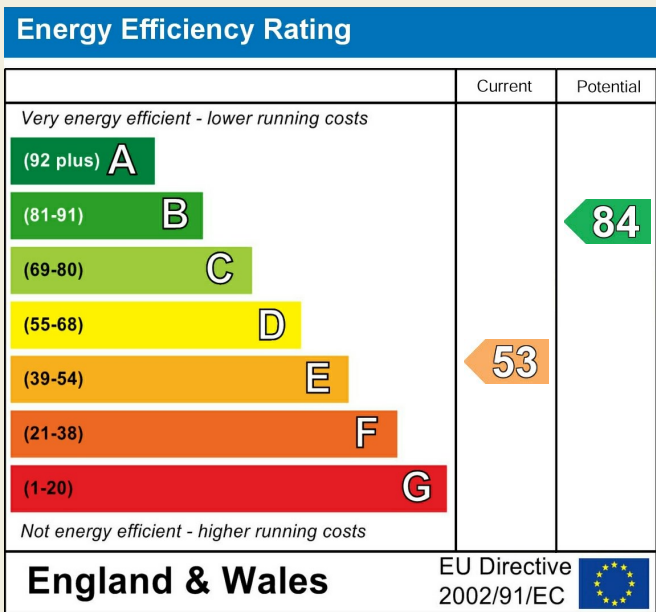
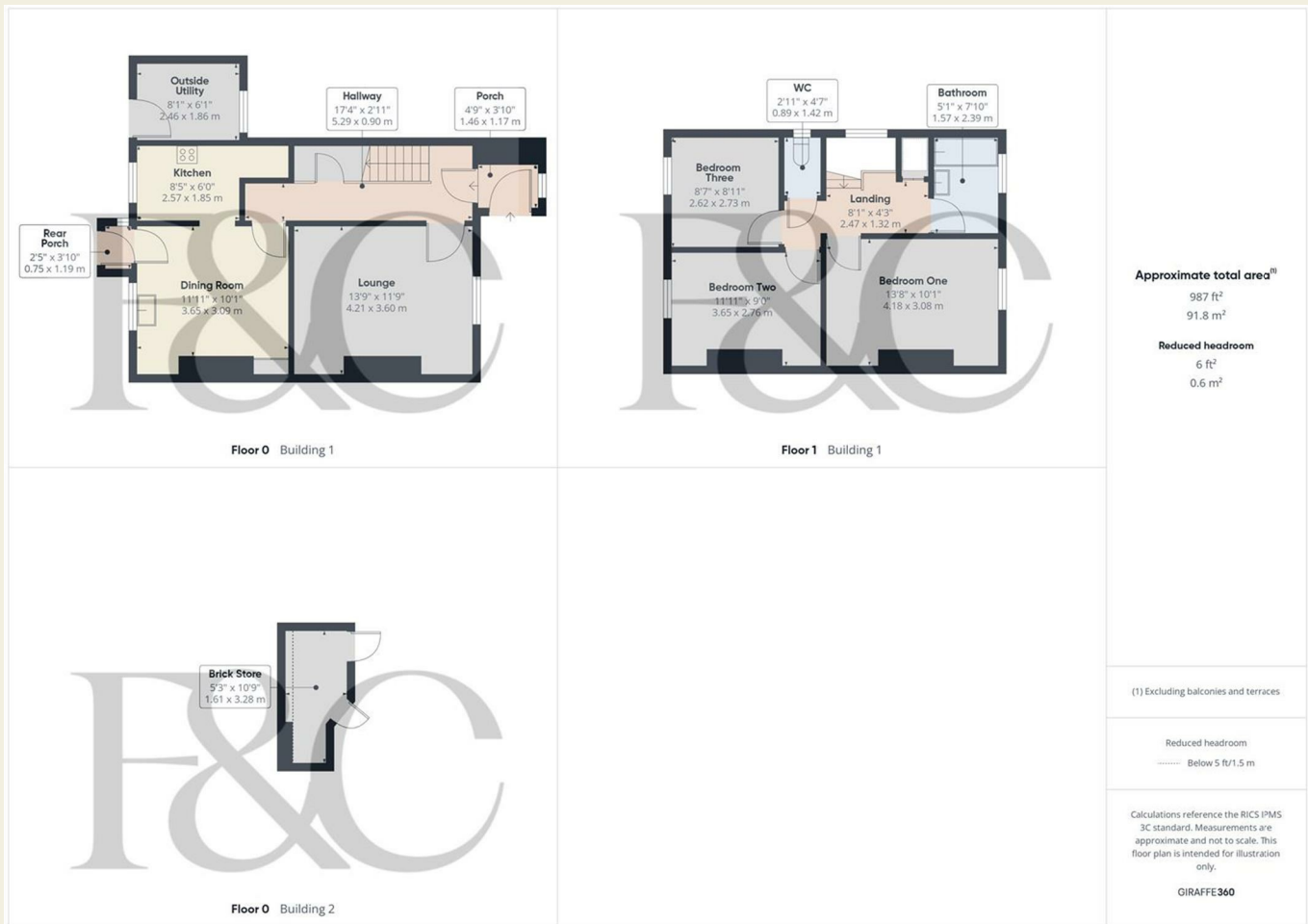
(1) Excluding balconies and terraces

### Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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