



5 Bed House - Detached

76 Church Street, Ockbrook, Derby DE72 3SL
Offers Around £850,000 Freehold



Fletcher
& Company

www.fletcherandcompany.co.uk

- Fabulous Family Detached Home
- Set Well Back - Private Position
- Lounge, Office, Garden Room
- Living Kitchen/Dining Room with Refrigerated Larder
- Five Bedrooms & Five Bathrooms
- South Facing Garden with Hot Tub & Summerhouse/Gym
- Large Driveway - Multiple Vehicles - EV Charger
- Double Garage with Electric Door
- Located in the Heart of Ockbrook Village
- No Chain Involved

Nestled in the charming village of Ockbrook, this fabulous detached family home offers an impressive space for families seeking both comfort and style. Set well back from the quiet road, the property enjoys a private position.

The Location

Ockbrook is a very sought after village location situated some four miles east of Derby City centre and benefits from a reputable primary school, Post Office, cricket ground and various charming inns. It is well placed for the A52 leading to the M1 motorway, Derby, Nottingham, Leicester and East Midlands Airport. The nearby open countryside offers some delightful scenery and country walks.

Accommodation

Ground Floor

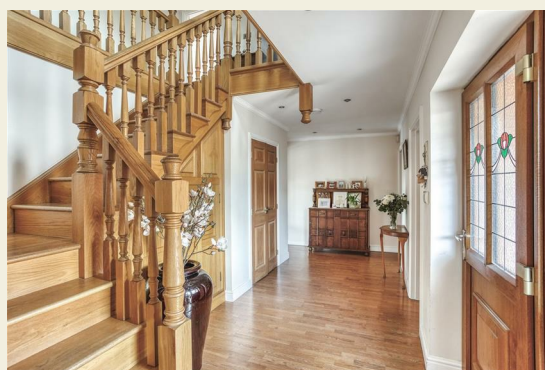
Storm Porch

With half glazed entrance door with stained glass and leaded finish opening into entrance hall.

Entrance Hall

17'10" x 9'4" (5.46 x 2.86)

With wood flooring, underfloor heating, built-in storage cupboards, spotlights to ceiling and staircase leading to first floor.



Lounge

24'2" x 12'10" (7.37 x 3.93)

With brick fireplace with oak lintel incorporating log burning stove with raised quarry tile hearth, wood flooring, underfloor heating, coving to ceiling and internal French doors opening into conservatory.



Garden Room

13'1" x 12'4" (4.01 x 3.78)

With oak flooring with underfloor heating, thermal roof with spotlights, double glazed windows and double glazed French doors opening onto south facing rear garden.

Living Kitchen/Dining Room

25'6" x 17'3" (7.78 x 5.28)



Dining Area

With matching wood flooring with underfloor heating, spotlights to ceiling, coving to ceiling, double glazed French doors opening onto south facing rear garden and open space leading to kitchen area.



Kitchen Area

With inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with matching granite worktops, matching fitted kitchen island again with matching granite worktops and also incorporating second stainless steel sink unit with chrome mixer tap and fitted base cupboards underneath, integrated dishwasher, integrated freezer, electric AGA, matching wood flooring with underfloor heating, spotlights to ceiling, double glazed window overlooking south facing rear garden, wine fridge and wine rack.



Refrigerated Larder

3'4" x 3'0" (1.03 x 0.93)

With shelving.

Utility Room

9'5" x 7'0" (2.88 x 2.15)

With single stainless steel sink unit with hot and cold tap, wall and base units with matching worktops, Plumbing for automatic washing machine, vent for tumble dryer, wood flooring with underfloor heating, double glazed window, extractor fan and double glazed side access door.

Cloakroom

10'7" x 3'6" (3.23 x 1.09)

With low level WC, pedestal wash handbasin, wood flooring with underfloor heating, coving to ceiling, spotlights to ceiling and double glazed window.

Office

17'7" x 11'2" (5.38 x 3.41)

With wood flooring with underfloor heating, coving to ceiling, spotlights to ceiling, two double glazed windows both having fitted blinds and a separate staircase leading to bedroom five.



Double Bedroom Five

17'11" x 16'2" (5.48 x 4.95)

With wood flooring with underfloor heating, built-in wardrobes, built-in chest of drawers, spotlights to ceiling, double glazed dormer window with fitted blind with aspect to front, circular double glazed window to side and two matching double glazed Velux windows to rear.



En-Suite

8'8" x 6'3" (2.65 x 1.92)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, underfloor heating, spotlights to ceiling, extractor fan and double glazed Velux window.



First Floor Galleried Style Landing

13'0" x 12'4" (3.97 x 3.76)

With attractive balustrade, underfloor heating, spotlights to ceiling and double glazed window with fitted blind.



Double Bedroom One

12'8" x 12'3" (3.87 x 3.74)

With three built-in double wardrobes, wood flooring with underfloor heating, coving to ceiling, spotlights to ceiling, countryside views to rear and double glazed window with fitted blind.



En-Suite

8'5" x 7'10" (2.59 x 2.39)

With double shower cubicle with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tiled effect underfloor heating, additional heated electric towel rail, coving to ceiling, spotlights to ceiling, countryside views to rear, extractor fan and double glazed window.



Double Bedroom Two

14'2" x 11'2" (4.34 x 3.41)

With wood flooring with underfloor heating, spotlights to ceiling, built-in wardrobe and double glazed window.



En-Suite

8'2" x 2'11" (2.49 x 0.90)

With separate shower cubicle with shower, pedestal wash handbasin, low level WC, fully tiled walls, underfloor heating, spotlights to ceiling, additional heated chrome towel rail/radiator and double glazed window.



Double Bedroom Three

10'9" x 9'6" (3.30 x 2.91)

With built-in wardrobe, wood flooring with underfloor heating, spotlights to ceiling and double glazed window with fitted blind to front.



Double Bedroom Four

12'11" x 9'3" (3.94 x 2.84)

With two built-in double wardrobes, wood flooring with underfloor heating, spotlights to ceiling, countryside views to rear and double glazed window with fitted blind.



En-Suite

7'4" x 3'0" (2.24 x 0.92)

With separate shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tiled effect splashbacks, underfloor heating, spotlights to ceiling, extractor fan and double glazed window.



Family Bathroom

12'7" x 6'6" (3.86 x 2.00)

With walk-in double shower, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring with underfloor heating, additional electric heated chrome towel rail/radiator, spotlights to ceiling, wall mounted mirror bathroom cabinet, built-in cupboard housing the high efficiency hot water cylinder and double glazed window.



Attic Space

39'2" x 21'2" (11.96 x 6.47)

South Facing Garden

The property benefits from a private south facing garden laid to lawn with raised patio/terrace and additional decked area with hot tub.



Large Driveway

The property is approached by a large tarmac driveway which leads to a block paved turning area providing car standing spaces for multiple vehicles. EV Charger.

Double Garage

17'7" x 15'2" (5.38 x 4.63)

With concrete floor, power, lighting, wall mounted boiler, rear personnel door and electric up and over front door.

Store

11'11" x 6'3" (3.64 x 1.93)

Constructed of brick with a tiled roof with two double glazed windows and double glazed door.

Summerhouse/Gym

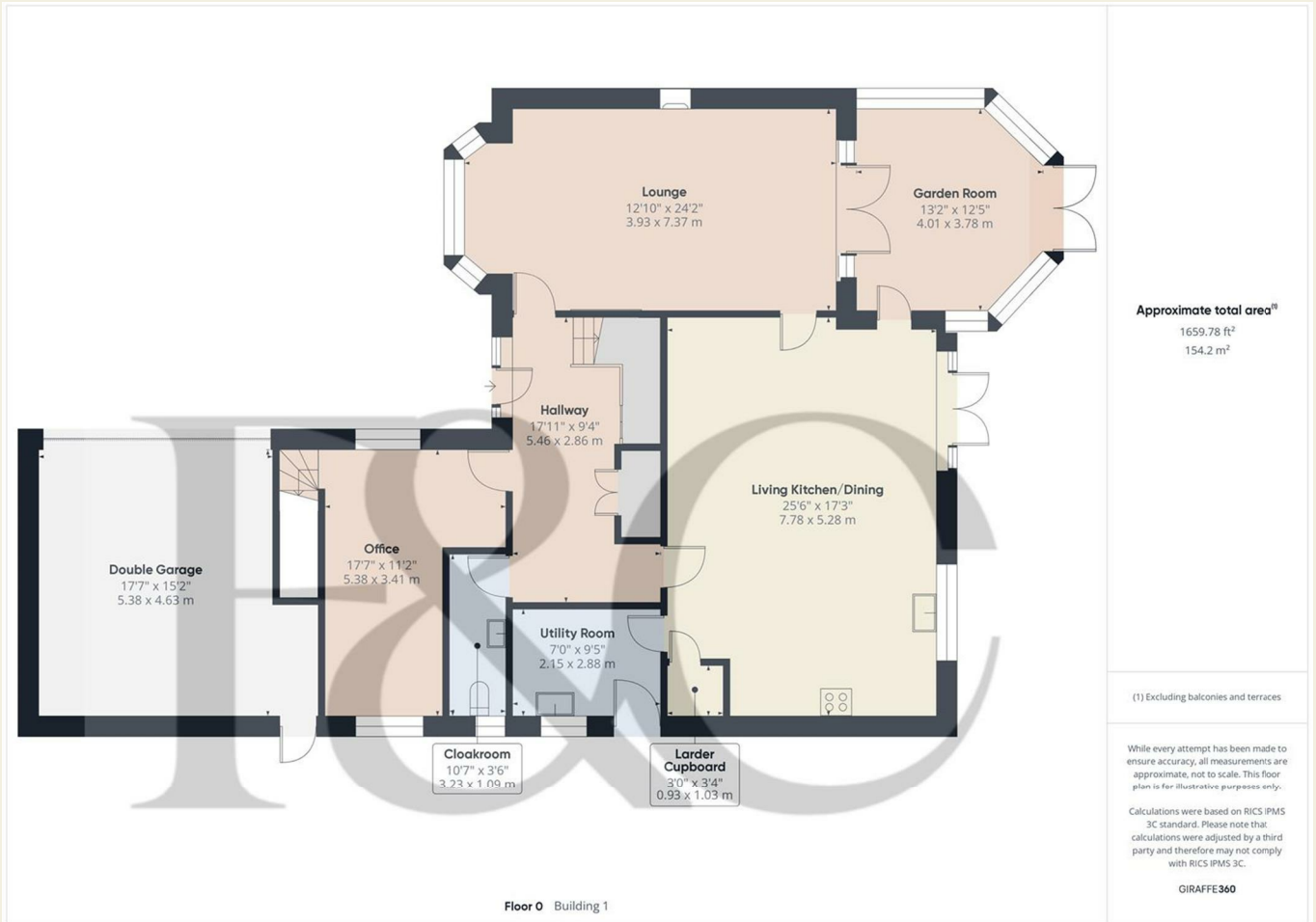
13'7" x 7'7" (4.15 x 2.33)

With power, lighting and electric heater.

Special Note

The property benefits from having a centralised vacuum system with vacuum points around the house and main collection in the garage.

Council Tax Band C



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Floor 1 Building 1

Approximate total area⁽¹⁾

1175.31 ft²
109.19 m²

Reduced headroom

52.65 ft²
4.89 m²

(1) Excluding balconies and terraces

Reduced headroom

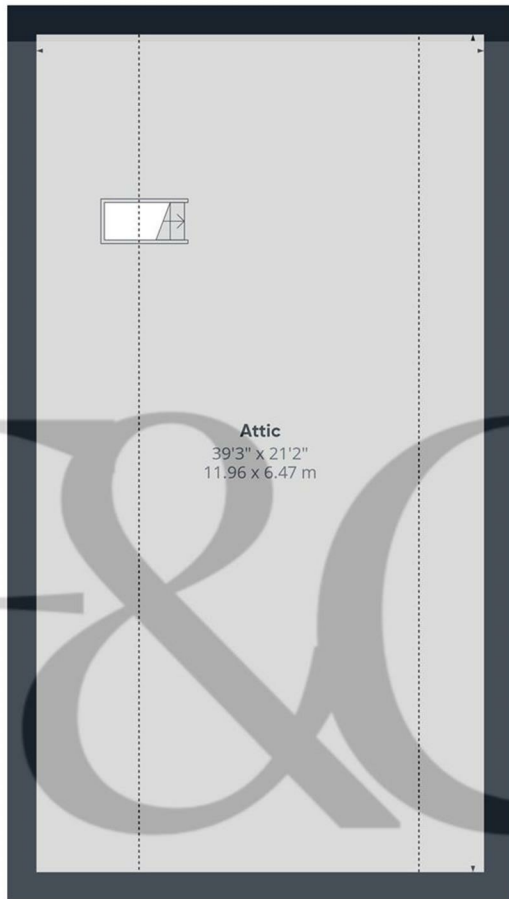
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2 Building 1

Approximate total area⁽¹⁾

821.29 ft²
76.3 m²

Reduced headroom

309.41 ft²
28.75 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
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