



## Whiteoaks Bare Lane, Ockbrook Derby, DE72 3RG

Stunning four bedroom dormer bungalow situated centrally on a fabulous and private plot with large gardens to the front and rear, extending to 0.4 Acre with far reaching views towards south Derbyshire and beyond. The property is finished to a very high standard and includes three bathrooms, two separate reception rooms and a beautiful live in kitchen diner with bifolding doors to Mediterranean style terrace. A decked patio area leads out to multiple seating areas and includes a gorgeous sunken patio surrounded by white rendered raised planters with a contemporary water fountain in the centre. There is also a good size single garage with an adjacent enclosed carport, parking for many vehicles and a high degree of privacy being so far back from the road and having a sprawling rear garden with an open aspect. The master bedroom, which includes a separate dressing area, fitted wardrobes and an en-suite shower room, is located on the ground floor, plus there are a further two double bedrooms on the first floor with two toilets and one bathroom. The fourth bedroom is located via a separate staircase on the right hand side of the property and would make a great office if required, although is currently well set up as a bedroom having good size recessed fitted wardrobes. There is a Vaillant gas boiler which has been installed with a heat recovery device for added efficiency, plus there is a Salus heating control for local operation or via a smart phone.



**£750,000**

**Entrance Hall** 12' 11" x 9' 11" (3.93m x 3.02m)

Spacious entrance hallway with a large UPVC double glazed window to the front, a central heating radiator, access to the ground floor shower room with WC, Oak flooring and double doors to the inner hallway.

**Shower Room** 3' 11" x 4' 10" (1.19m x 1.47m)

Double shower cubicle with a glass screen and a plumbed shower mixer, a wall hung WC with a concealed cistern, a wall hung wash basin, mirror bathroom cabinet, contemporary chrome central heating radiator, an extractor fan, Porcelain tiled floor and wall tiles with a matching metal edged tiled skirting.

**Inner Hallway** 11' 0" x 4' 9" (3.35m x 1.45m)

Staircase leading to the first floor, two recessed storage cupboards, oak flooring, a door to the sitting room and one to the kitchen.

**Sitting Room** 19' 8" x 13' 9" (5.99m x 4.19m)

Spacious dual aspect room with garden views to the front and rear. This is a fabulous light bright and airy room with double doors to the dining room which in turn leads out to the rear garden. There are also two central heating radiators, Oak flooring, a recessed wall mounted TV point and a contemporary feature fireplace.

**Kitchen** 20' 4" x 21' 0" (6.19m x 6.40m)

Spacious and stylish kitchen with double doors to the dining room and a superb sitting area with bifold doors to a large decked patio area with far reaching views. The high quality kitchen units includes a large amount of storage, a central island with breakfast bar and an electric hob with an overhead extractor hood. There are Sylmar composite stone worktops complemented by contemporary high gloss white units with pull out storage and integrated appliances to include an electric oven, a combination microwave oven, an integrated dishwasher, a pull out bin unit, a permanent boiling water tap and an integrated washer dryer. There is also Oak Parquet flooring, two vertical radiators, wall mounted TV point and ceiling with recessed downlights. The kitchen opens onto an adjacent utility area housing the Vaillant boiler and Washer dryer.

**Dining Room** 16' 0" x 7' 8" (4.87m x 2.34m)

A superb space with bifolding doors to the terrace, two central heating radiators, a UPVC double glazed window to the side, a door from the kitchen, double doors from the sitting room and Oak Parquet flooring.

**Bedroom 1** 12' 11" x 9' 9" (3.93m x 2.97m)

UPVC double glazed window with private views over the large front garden, a central heating radiator and a door leading to the dressing area and en-suite.

**Dressing Room** 7' 1" x 4' 1" (2.16m x 1.24m)

A range of recessed fitted wardrobes plus a walk in wardrobe and a door leading to the en-suite shower room.

**En-suite** 7' 1" x 5' 5" (2.16m x 1.65m)

Fully tiled and spacious shower room with a double shower enclosure, WC and wash basin. There is also a UPVC double glazed window to the side, an extractor fan and a heated towel rail/radiator. There is also a heated mirror and electric underfloor heating.

**Bedroom 2** 21' 2" x 15' 7" (6.45m x 4.75m)

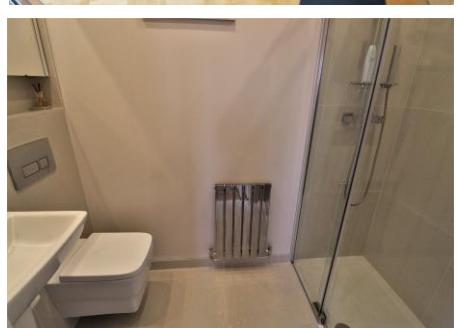
A large L shaped first floor bedroom with three UPVC double glazed windows to the rear, one to the front, a range of fitted wardrobes, upgraded insulation and access to a WC.

**WC** 6' 2" x 2' 3" (1.88m x 0.69m)

WC and washbasin with mirror over, Porcelain tiled floor and extractor fan.

**Bedroom 3** 12' 9" x 10' 1" (3.88m x 3.07m)

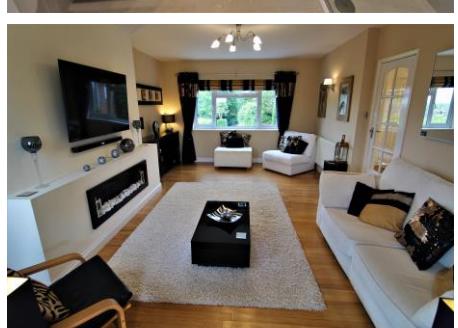
UPVC double glazed window to the front, a central heating radiator, recently upgraded insulation and fitted wardrobes.

**First Floor Bathroom** 8' 3" x 4' 1" (2.51m x 1.24m)

Stylish fitted bathroom including a free standing pebble shaped bath, a wash basin, WC, heated towel rail/radiator, a Velux window to the side and extractor fan.

**Bedroom 4** 10' 7" x 7' 11" (3.22m x 2.41m)

UPVC double glazed window to the front, a central heating radiator and fitted wardrobes with mirror doors.

**Garage** 19' 10" x 8' 0" (6.04m x 2.44m)

Up and over electric door to the front, a personnel door from the carport at the side, power, lighting and a window to the rear.

**Carport** 21' 5" x 8' 10" (6.52m x 2.69m)

Up and over electric door to the front and with open access to the rear.

**Outside**

This fabulous property sits on an elevated plot with far reaching views across rolling countryside and extends to approximately 0.4 acre incorporating rolling lawns and fruit trees. The property is accessed via a long Tarmac drive with turning area.

**Disclaimer**

This brochure has been created to represent the Everington and Riddle'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)

Whiteoaks  
Bare Lane  
Ockbrook  
DERBY  
DE72 3RG

Energy rating

**E**

Valid until:

22 July 2024

Certificate number:

2578-0022-7203-0544-6914

## Property type

Detached bungalow

## Total floor area

175 square metres

## Rules on letting this property

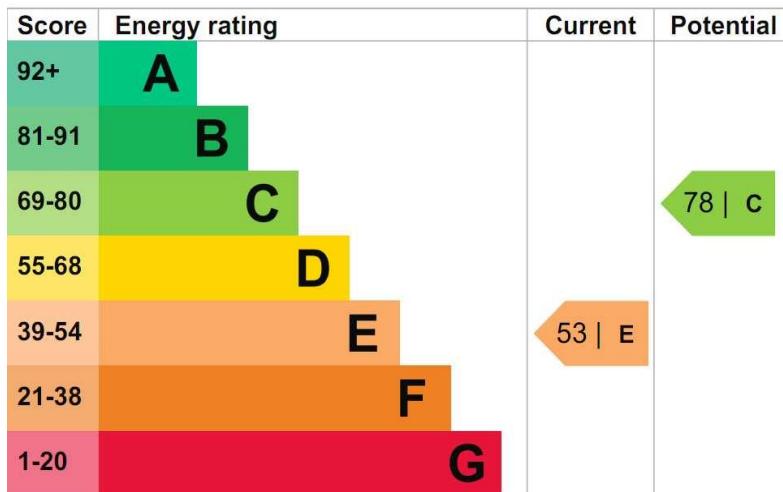
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

