



**193 The Ridings, Ockbrook
Derby, DE72 3SH**

Spacious and superbly presented four bedroom detached house situated in a desirable location close to open countryside, in the popular village of Ockbrook. The property offers extensive and versatile living accommodation and could be occupied as either a bungalow or house. On the ground floor there is a large front sitting room, kitchen / diner and a rear hallway with access to a double bedroom, a wonderful four piece bathroom and a second sitting room, whilst on the first floor there is a further three bedrooms, all with fitted wardrobes and a second bathroom. To the front of the property is a large Tarmac driveway, a landscaped fore garden and a timber driveway gate which allows access along the side of the house to a large detached single brick built garage. The stunning rear garden has been superbly landscaped to include a beautiful Indian stone patio, raised planters and a split level lawn with a further patio area and timber shed. The property is fully UPVC double glazed and has a gas combination boiler fueling the central heating and hot water.



£399,950

Entrance Hall 9' 2" x 4' 6" (2.79m x 1.37m)

Karndean tile flooring, a central heating radiator, a door leading to the utility room at the rear and a door leading to the front sitting room / lounge.

Utility Room 11' 0" x 4' 6" (3.35m x 1.37m)

Lean to PVCu double glazed construction with a PVCu double glazed back door to the rear, a central heating radiator, plumbing for a washing machine and space for a tumble dryer.

Lounge 16' 5" x 12' 4" (5.00m x 3.76m)

Spacious lounge with a PVCu double glazed window to the front, TV point, three wall lights, laminate wood flooring, a double central heating radiator, a door leading to the dining room and a door leading to the rear hallway. There is also a fabulous and recently installed Gazco log burner style gas fire with remote control and a granite hearth. This is a superb addition to the room creating a wonderful focal point and is ideal for those cosy winter evenings.

Kitchen / Diner 20' 8" x 9' 7" (6.29m x 2.92m) Max

Fitted kitchen including base units with laminate worksurface, wall units with under lighting, a ceramic tiled floor with under floor heating, a PVCu double glazed window to the side, a chrome heated towel rail and a PVCu double glazed back door to the side. Appliances include an integrated dishwasher, microwave, fridge and freezer, plus a built in double electric oven at counter level, a composite 1 and 1/2 bowl sink with mixer tap, single drainer and a dual fuel hob with two gas burners and two induction rings with an extractor hood over. The dining area has a PVCu double glazed window to the front, a central heating radiator, laminate wood flooring and a door leading to the Lounge.

Rear Hallway

With stairs leading to the first floor, access to a large under stair storage cupboard which contains the combination gas boiler, a PVCu double glazed window and a central heating radiator on the split level landing and doors leading to the ground floor bathroom, bedroom and rear sitting room.

Ground Floor Bathroom 9' 8" x 6' 7" (2.94m x 2.01m)

Stunning and stylish four piece ceramic tiled bathroom with Karndean tile flooring, including a separate shower cubicle with rain fall head and hand attachment, large panel bath, wash basin with cupboards under, a dual fuel chrome heated towel rail, PVCu double glazed window to the side, ceiling with down lights, an extractor fan and a close coupled WC.

Bedroom 3 (ground floor) 12' 4" x 9' 9" (3.76m x 2.97m)

A good size ground floor double bedroom with a PVCu double glazed window to the rear and a central heating radiator.

Sitting Room 10' 4" x 10' 5" (3.15m x 3.17m)

Second sitting room located to the rear of the property with PVCu double glazed sliding patio doors to the garden, laminate flooring, a central heating radiator and a TV point.

Bedroom 1 (first floor) 15' 8" x 10' 3" (4.77m x 3.12m)

Large double bedroom with a range of fitted wardrobes, a central heating radiator and PVCu double glazed windows to the side and rear.

Bedroom 2 (first floor) 15' 8" x 10' 6" (4.77m x 3.20m)

A good size double bedroom with a central heating radiator, a PVCu double glazed window to the front, one to the side and a range of fitted wardrobes.

Bedroom 4 (first floor) 9' 4" x 6' 11" (2.84m x 2.11m)

PVCu double glazed window to the side, a fitted wardrobe and a central heating radiator.

First Floor Shower Room 6' 11" x 5' 1" (2.11m x 1.55m)

Stylish fitted shower room including a quadrant shower cubicle with rain fall head and hand attachment, a wash basin with cupboards under, close coupled WC, dual fuel chrome heated towel rail, a PVCu double glazed window to the side, ceiling with down lights, an extractor fan, ceramic tiling on walls and a Karndean tiled floor covering.

Garage 20' 8" x 8' 10" (6.29m x 2.69m)

Large single, brick built garage with a tiled pitch roof with storage under, power, lighting, an up and over door to the front and a window and door to the side.

Outside

The property is set back from the road at an elevated position with a large Tarmac driveway which leads along the side of the house to the garage at the rear. There is also a landscaped fore garden with a lit path which leads to the front door. To the rear is a stunning garden which the current owners have had professionally landscaped to includes a wonderful Indian stone patio, raised planters and a split level lawn with a further patio area and timber shed to the rear. There is also a side door to the garage, a patio door from the second sitting room, outside lighting, power sockets and new soffits with under lighting.

**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



193, The Ridings, Ockbrook, DERBY, DE72 3SH

Dwelling type: Detached house
Date of assessment: 25 November 2018
Date of certificate: 25 November 2018

Reference number: 8028-7629-1989-9875-2926
Type of assessment: RdSAP, existing dwelling
Total floor area: 131 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,249
Over 3 years you could save	£ 312

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	
Heating	£ 2,691 over 3 years	£ 2,478 over 3 years	
Hot Water	£ 318 over 3 years	£ 219 over 3 years	
Totals	£ 3,249	£ 2,937	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **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

Current	Potential
66	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 213
2 Solar water heating	£4,000 - £6,000	£ 99
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 873

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

