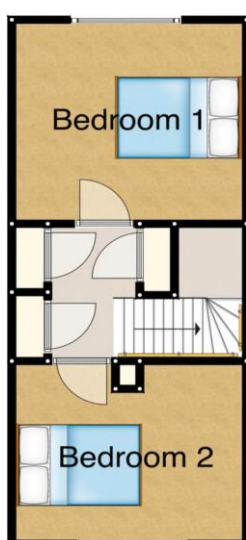




**6 Collumbell Avenue, Ockbrook
Derby, DE72 3TF**

A spacious three double bedroom detached chalet style house with UPVC double glazing and a gas combination boiler fueling the central heating and hot water. The property is set back from the road beyond a front lawn with an adjacent driveway which leads to a good size level rear garden and a large detached single garage, which has recently been updated with a new roof. The accommodation includes two double bedrooms on the first floor, plus a third double bedroom on the ground floor, along with a spacious family bathroom. This superb and very versatile property is well presented throughout and has a superb fitted kitchen and a modern and spacious bathroom. Ockbrook is a desirable village location situated between Derby and Nottingham, within the catchment area of Redhill primary school and West Park secondary school, both of which are very highly regarded.



£289,950

Hallway

Laminated and double glazed front door which leads to a spacious central hallway with a staircase to the first floor and an under stair storage cupboard.

Sitting Room 17' 2" x 10' 10" (5.23m x 3.30m)

Spacious front sitting room including a feature fireplace, TV point, a UPVC double glazed window to the front and a central heating radiator.

Kitchen/Diner 15' 8" x 11' 0" (4.77m x 3.35m)

A modern and stylish fitted kitchen including base and eye level units with cornice trims and laminate worksurfaces. There is also a UPVC double glazed window and back door to the garden, a central heating radiator and ample dining space. Appliances include; a built in electric double oven, a four ring induction hob, plumbing for a dishwasher and washing machine, plus space for an under counter fridge and freezer.

Bedroom 3 (Ground Floor) 19' 3" x 9' 6" (5.86m x 2.89m)

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

Bathroom (Ground floor) 7' 7" x 5' 6" (2.31m x 1.68m)

Modern three piece suite including a panel bath with electric shower over and glass screen, a pedestal wash basin and WC. There is also a chrome heated towel rail and UPVC double glazed windows to the side and rear.

Bedroom 1 11' 6" x 11' 0" (3.50m x 3.35m)

UPVC double glazed window to the rear, storage within the eaves and a central heating radiator.

Bedroom 2 11' 6" x 9' 6" (3.50m x 2.89m)

UPVC double glazed window to the front, storage within the eaves and a central heating radiator.

Garage 18' 11" x 9' 6" (5.76m x 2.89m)

Up and over garage door to the front, power, lighting, a UPVC double glazed window to the side and a UPVC personnel door to the side.



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.**

