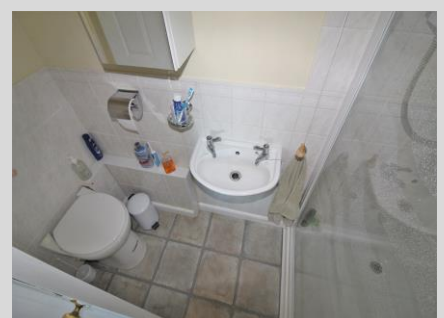




**67 Pares Way, Ockbrook
Derby, DE72 3TL**

A very spacious, three bedroom detached bungalow with double garage and sun trap rear garden. The accommodation has been extended since new and includes a dining area in the living room and an en-suite shower room to the master bedroom. The property is well presented throughout having been well loved by the current owners. All rooms flow from the central hallway and the bungalow has a nice feel to it. The kitchen includes appliances and the bathroom has been re-fitted in a very tasteful manner. Outside is a double driveway to the detached double brick built garage with electric door, an extensive patio area plus well tended gardens to the front and side. The property is also fully PVCu double glazed and is gas central heated via combination boiler.



£325,000

Entrance Porch 7' 0" x 3' 11" (2.13m x 1.19m)

PVCu double glazed front door, ceramic tiled flooring and PVCu double glazing to the front and side.

Hallway

Wooden floor covering, central heating radiator, fitted cloak cupboard and access to all rooms.

Lounge / Diner 23' 6" x 12' 10" (7.16m x 3.91m)

Spacious, bright and airy room with a living flame gas fire with a timber surround and marble hearth, two central heating radiators, oak flooring, PVCu double glazed bay window to the front, two raised PVCu double glazed windows to the side and a PVCu double glazed window and patio doors to the rear.

Kitchen 18' 2" x 7' 3" (5.53m x 2.21m)

Fitted kitchen with a range of appliances including a five ring gas hob with extractor hood over, 1 and 1/2 bowl ceramic sink drainer, a counter level electric double oven, space for a fridge freezer, plumbing for a washing machine and dishwasher and a good selection of wall, base and drawer units with laminate worksurfaces. There is also a back door to the rear garden, a central heating radiator, a PVCu double glazed window to the rear and a ceramic tile floor.

Bedroom 1 13' 9" x 11' 4" (4.19m x 3.45m)

Rear bedroom with a PVCu double glazed window to the garden, a spacious dressing area, central heating radiator and a door leading to the en-suite shower room.

En-suite 7' 4" x 2' 6" (2.23m x 0.76m)

Shower cubicle, wash basin and WC.

Bedroom 2 11' 9" x 10' 5" (3.58m x 3.17m)

Front bedroom with a selection of fitted wardrobes, a PVCu double glazed window to the front, laminate wood flooring and a central heating radiator.

Bedroom 3 12' 0" x 6' 6" (3.65m x 1.98m)

A good size third bedroom with space for two single beds, a PVCu double glazed window to the front and a central heating radiator.

Bathroom 7' 4" x 6' 9" (2.23m x 2.06m)

Luxurious and recently re-fitted bathroom including fully tiled floor and walls, two chrome heated towel rails, WC, wash basin and large shower stall with glass screen.

Outside

Situated on a corner plot with well tended gardens which surround the property. There is beautiful garden area to the front with a number of recent plantings, a lawn which extends around the front and side of the property, plus an extensive paved area to the rear, part of which is a sun trap patio which will be exposed to the sun from sun rise to sun set. To the rear of the plot is a double tarmac driveway and a double garage.

Double Brick Built Garage 18' 5" x 17' 7" (5.61m x 5.36m)

With an electric up and over door to the driveway, a window to the rear, power, lighting and a personnel door to the side.

**Our contact details**

Viewings **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view or**
derby@everingtonandruddle.co.uk

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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.

Energy Performance Certificate

67, Pares Way, Ockbrook, DERBY, DE72 3TL

Dwelling type: Detached bungalow
Date of assessment: 17 February 2018
Date of certificate: 18 February 2018

Reference number: 9238-3050-7282-5068-4930
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 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: | £ 2,922 |
| Over 3 years you could save | £ 807 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 309 over 3 years | £ 201 over 3 years |  |
| Heating | £ 2,034 over 3 years | £ 1,701 over 3 years | |
| Hot Water | £ 579 over 3 years | £ 213 over 3 years | |
| Totals | £ 2,922 | £ 2,115 | |

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 | | |
|--|---------------------------------|-----------------------------------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | <p>Current</p> <p>60</p> | <p>Potential</p> <p>81</p> |

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 (suspended floor) | £800 - £1,200 | £ 228 |
| 2 Floor insulation (solid floor) | £4,000 - £6,000 | £ 81 |
| 3 Low energy lighting for all fixed outlets | £40 | £ 93 |

See page 3 for a full list of recommendations for this property.

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.