



**41 Bakehouse Lane, Ockbrook
Derby, DE72 3RH**

Stunning location situated on what could be the most desirable plots in the village on Bakehouse Lane backing on to the cricket pitch of Ockbrook and Borrowash cricket club. The property has a large rear garden with a spacious south west facing sun terrace with patio doors from the sitting room and fabulous views over open countryside. There is a substantial two storey extension to the rear, two reception rooms, an integral garage and two bathrooms. The property is fully UPVC double glazed and has a modern gas central heating boiler.



£599,000

Hallway

Central hallway with a sweeping staircase to the first floor, a central heating radiator and doors leading to all rooms.

Dining Room 13' 10" x 11' 11" (4.21m x 3.63m)

Spacious dining room with a feature fireplace, a central heating radiator and a UPVC double glazed window to the front.

Shower Room / WC 9' 9" x 5' 11" (2.97m x 1.80m)

Quadrant shower cubicle with a Mira electric shower, ceramic wall tiles, Karndean tiled flooring, fitted airing cupboard, a UPVC double glazed window to the side, a central heating radiator, WC and a pedestal wash basin.

Sitting Room 19' 1" x 15' 7" (5.81m x 4.75m)

A very spacious room with sliding patio doors to a wonderful sun terrace which overlooks fields to the rear. There is also a central heating radiator, a feature fireplace and a TV point.

Kitchen 15' 2" x 8' 5" (4.62m x 2.56m)

Shaker style fitted kitchen including laminate worksurfaces, wall units with cornice trim, fitted wine rack and a stainless steel sink drainer with mixer tap. There is also a Karndean tiled floor covering, ceramic tiled splashbacks and fitted appliance to include a halogen hob with a stainless steel extractor hood over, an electric double oven, an integrated dishwasher and a utility cupboard with plumbing for a washing machine and space for a tumble dryer. To the side is a UPVC double glazed window with a breakfast bar under, a further UPVC double glazed window to the rear and a back door to the garden.

Bedroom 1 16' 2" x 11' 3" (4.92m x 3.43m)

UPVC double glazed window to the rear overlooking open countryside, a central heating radiator and an extensive range of modern fitted wardrobes.

Bedroom 2 12' 6" x 12' 0" (3.81m x 3.65m)

UPVC double glazed window to the front, a central heating radiator and a range of fitted bedroom furniture.

Bedroom 3 12' 0" x 11' 4" (3.65m x 3.45m)

UPVC double glazed window to the front, a central heating radiator and a range of fitted bedroom furniture.

Bedroom 4 15' 0" x 7' 3" (4.57m x 2.21m)

Large UPVC double glazed window to the rear with views and a central heating radiator.

Bathroom 12' 3" x 10' 7" (3.73m x 3.22m)

Huge modern and stylish four piece family bathroom including a large shower cubicle with rainfall head and a hand shower attachment, a panelled bath, vanity unit with sink, a modern central heating radiator, a tall chrome heated towel rail, WC and two UPVC double glazed windows to the rear.



Disclaimer

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