



**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 having three reception rooms, two fabulous bathrooms and four bedrooms. To the first floor are two double bedrooms, a good size single bedroom, a stylish modern bathroom and a spacious landing with study area. The accommodation downstairs includes a rear hallway which provides a degree of privacy to the ground floor double bedroom, the wonderful four piece bathroom and second sitting room. The layout would be ideal for a family with older children of somebody who has an elderly relative living with them. To the rear of the house is a good size low maintenance garden and a large single brick built garage. The property is fully PVCu double glazed and has a recently installed gas combination boiler.



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, a wall mounted gas fire, 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.

Dining Room 10' 5" x 9' 7" (3.17m x 2.92m)

PVCu double glazed window to the front, a central heating radiator, laminate wood floor covering and a doorway leading to the kitchen.

Kitchen 10' 3" x 7' 9" (3.12m x 2.36m)

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 and single drainer and a dual fuel hob with two gas burners and two induction rings with an extractor hood over.

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 currently set out as a twin room, 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 TV point, 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 Bathroom 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.

**Our contact details**

Viewings **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view or**
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