



£595,000

Victoria Avenue, Ockbrook DE72 3RL

Detached House | 4 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- No Upward Chain
- Spacious Victorian detached family home in a highly sought-after village.
- Four Bedrooms + Study/Storage Room
- Attached outbuildings with potential for a variety of uses
- Potential to update and modernise, creating a home tailored to your preferences
- Generously sized landscaped plot
- Ideal for family living with excellent indoor and outdoor space
- Early Viewing Highly Recommended
- Council Tax Band E

Property Description

An opportunity to acquire this substantial and extended Victorian detached residence, set on a generous landscaped plot in an extremely sought-after village location. The property offers spacious family living, private gardens complete with outbuildings, offering excellent family living.

Main Particulars

Derbyshire Properties are delighted to offer for sale this spacious and extended Victorian detached family home, occupying a beautiful and generously sized landscaped plot within a highly sought-after village setting. The property has been owned by the same family for many years and has undergone significant improvements, alterations and extensions during that time.

The property enjoys a private and tranquil setting with gardens that provide excellent outdoor space for the whole family. Internally the accommodation briefly comprises: side entrance hallway, living room, sitting room, open plan living kitchen, pantry/store room, study (potential ground floor bedroom), guest cloakroom/WC, utility space and garden room to the rear elevation.

To the first floor a landing provides access to four well proportioned bedrooms and a large family bathroom.

Externally the property occupies a superb plot with a range of attached outbuildings which could lend themselves to a variety of uses. Within the garden there are additional storage buildings along with a superb modern timber summer house.

We believe the property will ideally suit families and an early internal inspection is strongly recommended to avoid disappointment with this rarely available house type coming to the market.

Ground Floor

Side Entrance Hallway

Entered via a composite door from the side elevation into this light and welcoming reception space. A carpeted staircase leads to the first floor landing with a double glazed obscured window to the side elevation. Parquet style flooring, wall mounted radiator, useful understairs storage cupboard and internal doors providing access to the ground floor accommodation.

Sitting Room

With double glazed windows to the front and side elevations, wall mounted radiator, TV point and decorative coving to the ceiling. Shelving is located within the chimney recess with a further original bookcase and storage cupboard to the opposite recess. The focal point of the room is an original fireplace with inset electric fire.

Living Room

A spacious reception room with large double glazed bay window to the front elevation and additional double glazed obscured window to the side elevation. Decorative coving to the ceiling, wall mounted radiator and TV point. The focal point of the room is an original fireplace with open fire and raised tiled hearth.

Kitchen / Dining Room

Kitchen Area-

Comprising a range of modern wall and base mounted units with flat edged work surfaces incorporating a stainless steel sink and drainer with mixer tap and tiled splashbacks. Two integrated AEG electric ovens, five ring gas hob with stainless steel extractor canopy over and coloured splashback. Under cupboard lighting, spotlights to the ceiling, wood flooring, double glazed obscured window to the side elevation and additional window to the rear.

Dining Area-

With continuation of the flooring from the kitchen and matching wall and base units complementing the kitchen area. Space for a fridge/freezer, wall mounted radiator, further ceiling spotlights and double glazed obscured window to the side elevation.

Inner Hallway

With continuation of flooring from the kitchen and a stable door providing access to the side elevation.

Pantry / Storeroom

With double glazed obscured window to the side elevation, wood flooring and a range of wall mounted shelving.

Utility Room

Study / Music Room (Potential Ground Floor Bedroom)

With double glazed window to the side elevation, door leading out into the garden, brick fireplace and wall mounted radiator.

Guest Cloakroom / WC

Comprising low level WC and pedestal wash hand basin with double glazed obscured window, wood flooring and wall mounted radiator.

Garden Room (Rear Extension)

With double glazed window to the side elevation and stable door with adjoining windows providing access to the rear garden. Wall mounted radiator and shelving. The focal point of the room is an open fire with decorative wooden surround, exposed brick backdrop and raised hearth.

First Floor

Landing

Accessed from the side entrance hallway with internal doors leading to all bedrooms and the family bathroom. Wall mounted radiator, decorative picture rail and ceiling mounted loft access.

Bedroom One

With large double glazed bay window to the front elevation and additional window to the side elevation. Space for wardrobes and bedroom furniture.

Bedroom Two

With double glazed windows to the front and side elevations, two wall mounted radiators and fitted wardrobe providing useful storage and hanging space.

Bedroom Three

With double glazed windows to the side and rear elevations providing beautiful views over the garden and surrounding countryside. Two wall mounted radiators, decorative picture rail and space for bedroom furniture.

Bedroom Four

With wall mounted radiator, decorative picture rail and fitted wardrobes.

Study / Storage

With double glazed window to the rear elevation, radiator and shelving.

Family Bathroom

Comprising a four piece suite including WC, pedestal wash hand basin, corner bath and large shower enclosure with mains fed shower and attachment. Double glazed obscured window, heated radiator, part wall tiling and vinyl floor covering.

External

Outside

To the front elevation there is a paved driveway providing parking for two vehicles with hedgerow boundaries and side access pathway. The front garden includes stocked flower beds and borders.

The superb rear garden offers a high degree of privacy from neighbouring properties and has been landscaped to a high standard. Immediately to the rear of the property is a paved patio area leading onto a well maintained lawn with stocked flower beds, borders and a range of mature trees and planting.

The central section of the garden provides a further lawned area which houses a superb detached modern timber summer house surrounded by mature hedgerows and planting.

The garden continues to the upper section where further stocked beds and borders can be found along with a paved pathway, timber garden shed and greenhouse.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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