



£299,950

Pares Way, Derby DE72 3TJ

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Attractive modern detached home in the ever-popular village of Ockbrook
- Beautifully maintained throughout, offering spacious and well-planned accommodation
- Open-plan feel to the ground floor, ideal for modern family living
- Generous dual-aspect lounge/dining room providing a bright and versatile living space
- Contemporary fitted kitchen
- Three well-proportioned bedrooms to the first floor
- Separate WC and a modern family bathroom
- Double-width resin driveway, detached garage and an enclosed rear garden with patio and lawn, ideal for entertaining and family life
- Council Tax Band C

Property Description

An opportunity to acquire this well-presented three-bedroom detached family home, situated within the highly sought-after village of Ockbrook.

Main Particulars

Derbyshire Properties are delighted to present this attractive modern detached home, occupying a pleasant position within the ever-popular village of Ockbrook. Beautifully maintained throughout, the property offers spacious and well-planned accommodation with an open-plan feel to the ground floor, making it an ideal purchase for first-time buyers, young families or those looking to upsize.

The accommodation briefly comprises an inviting entrance hall, a generous dual-aspect lounge/dining room and a contemporary fitted kitchen. To the first floor, the landing provides access to three well-proportioned bedrooms, a separate WC and a modern family bathroom.

Externally, the property benefits from a double-width resin driveway providing off-road parking for two vehicles, with timber gates leading to additional parking and a detached garage. The enclosed rear garden offers an excellent space for entertaining and family life, featuring a resin patio, lawn and secure timber fence boundaries.

Ground Floor

Entrance Hall

Entered via a composite entrance door with adjoining obscure glazed side panels, creating a bright and welcoming reception space. Having a radiator, recessed spotlights, carpeted staircase rising to the first floor with useful understairs storage cupboard.

Lounge/Dining Room

A spacious dual-aspect reception room enjoying a double glazed bay window to the front elevation and an additional window overlooking the rear garden. Having wood-effect flooring, radiators and TV point.

Kitchen

Fitted with a range of modern wall and base units with complementary work surfaces incorporating a single drainer sink unit with mixer tap. Integrated appliances include an electric oven, four-ring gas hob with extractor canopy over and integrated dishwasher. There is space for a freestanding fridge/freezer, under-cabinet lighting, wood-effect flooring and a double glazed window overlooking the rear garden.

First Floor

Landing

Having a double glazed obscure window to the side elevation, wood-effect flooring, loft access with drop-down ladder and access to all first-floor accommodation.

Bedroom One

A generous double bedroom with double glazed window to the front elevation, radiator and wood-effect flooring.

Bedroom Two

Double glazed window to the rear elevation, radiator and wood-effect flooring.

Bedroom Three

Double glazed window to the front elevation, radiator and wood-effect flooring.

WC

Fitted with a low-level WC, part tiled walls and an obscure double glazed window to the side elevation.

Bathroom

Appointed with a two-piece suite comprising a corner bath with mains-fed shower and glazed shower screen, together with a pedestal wash hand basin. Complemented by part tiled walls, heated towel rail, obscure double glazed window to the side elevation and a useful built-in linen cupboard.

External

Outside

To the front of the property is a double-width resin driveway with attractive block-paved edging, providing off-road parking for two vehicles alongside a neatly maintained lawn with established planted borders. Timber gates provide access to the side and rear, where further parking leads to a detached garage with up-and-over door.

The enclosed rear garden enjoys a continuation of the resin surface forming a generous patio seating area, complemented by a well-maintained lawn and enclosed by timber fencing, creating a safe and private outdoor space ideal for families and entertaining.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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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		80
(55-68) D	64	
(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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