



DERBYSHIRE



Broadway, Ripley, Derbyshire DE5 3LJ  
£525,000 - Freehold (to be confirmed)



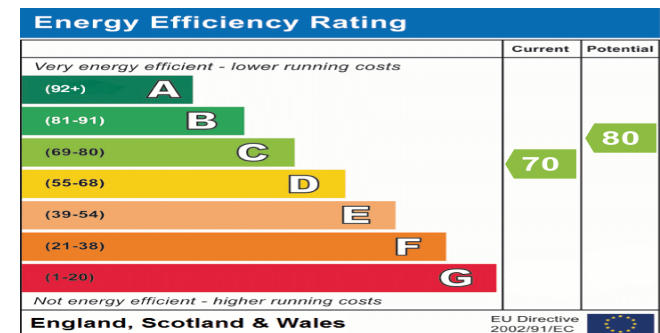
## PROPERTY DESCRIPTION

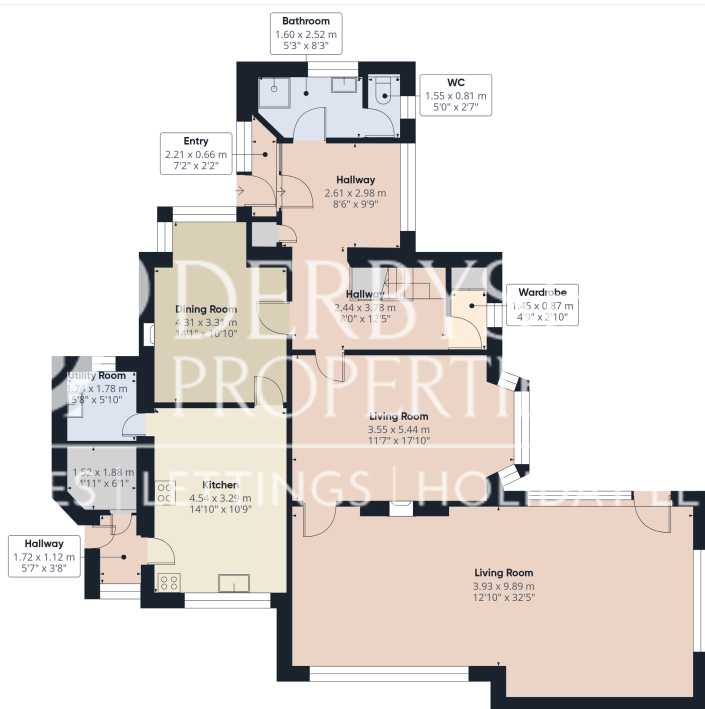
\*\*\*GUIDE PRICE £525,000-£550,000\*\*\* Derbyshire Properties are delighted to introduce for sale this truly unique and extended detached family home located with an extremely private secluded location. The property is accessed via a share driveway that services two large detached properties. The large detached family Home briefly comprises of :- entrance porch, spacious reception hall, shower room, cloakroom, inner hallway, dining room, sitting room, kitchen, utility room, boiler room, rear entrance hall and superb large extended living/dining room (Potential Self Contained Annex). To the first floor a landing provides access to 4 bedrooms, family bathroom, study and en-suite to master bedroom. Externally the property is positioned on a superb and secluded private plot with mature tree boundaries that provide high levels of privacy from all neighbouring properties. A superb family garden with ample parking and detached garage.

We believe the property will ideally suit large families and extended families and an internal and external inspection is absolutely essential to avoid missing out on this truly unique property type.

## POINTS OF INTEREST

- \*\*\*GUIDE PRICE £525,000-£550,000\*\*\*
- Extended Detached Family Home
- 4 Double Bedrooms Plus Study Room
- Large Family Bathroom Plus En-Suite
- Extremely Private & Secluded Location
- Ideal For Large Families
- Spacious Living Spaces Throughout
- Viewing Absolutely Essential
- Council Tax Band F
- Driveway & Detached Garage



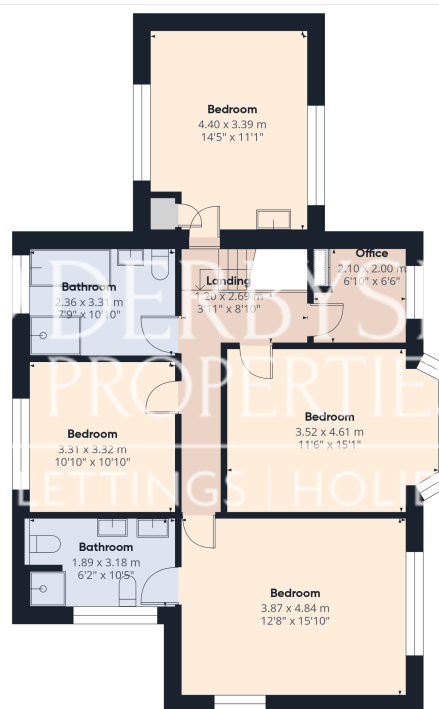


Approximate total area<sup>(1)</sup>  
123.6 m<sup>2</sup>  
1329 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Approximate total area<sup>(1)</sup>  
84.9 m<sup>2</sup>  
915 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360