

St Pancras Way, Ripley, Derbyshire. DE5 3UH

£385,000 Freehold

REDUCED



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this immaculately presented detached family home. Offering open plan living throughout along side four double bedrooms to the first floor, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC, Lounge and open plan Dining/Living/Kitchen to the rear with four double Bedrooms, family Bathroom and further En Suite to the first floor.

Externally, the property benefits from driveway parking for several vehicles to the front elevation with access to integral garage fitted with light and power and accessed via up and over door. There is also a side door to the Garage. The rear enclosed garden is a fabulous space to relax or entertaining benefitting from numerous patio seating areas as well as lawned space. There are many plants and flowers throughout the area whilst timber fencing secures the space, making it ideal for those with pets and young children.

## FEATURES

- Detached Family Home
- Perfect For Access to A38 & M1
- Walking distance to local amenities
- Rear Enclosed Garden And Patio
- Driveway Parking and Garage
- Open Plan Living Accommodation
- En Suite And Family Bathroom
- Popular residential location
- Immaculately Presented Throughout



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via composite door to front elevation with wooden flooring, wall mounted radiator and doorways to;

### WC

### Lounge

With double glazed bay window to front elevation, wall mounted radiator and carpeted flooring. The centre piece of the room is fitted log burner on raised hearth in decorative surround.

### Open plan Dining/Living Kitchen

A stunning open plan space with two sets of double glazed French doors accessing rear enclosed garden and further door accessing side elevation. The kitchen itself benefits from a range of base cupboards and wall mounted units with complimentary worktops over and a range of fitted appliances including; Double oven, gas hob with accompanying extractor hood, fitted fridge freezer, fitted dishwasher and inset sink with mixer tap. Tiled splashback covers the workspace whilst wooden flooring extends to the dining/living area where internal French doors opening to the lounge are located.

### Landing

Accessing all four double bedrooms and the family bathroom, this carpeted space also features double glazed window to front elevation, mini wall mounted radiator and fitted store cupboard.

### Bedroom One

Benefiting from stunning vaulted ceiling, with double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

### En Suite

Shower enclosure, low level WC, wash hand basin, tiled splashbacks.

### Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Four

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

Re fitted with a matching whites suite and shower enclosure, tiled surrounds, frosted double glazed window.

### Outside

Externally, the property benefits from driveway parking for several vehicles to the front elevation with access to integral garage fitted with light and power and accessed via up and over door. There is also a side door to the Garage. The rear enclosed garden is a fabulous space to relax or entertaining benefitting from numerous patio seating areas as well as lawned space. There are many plants and flowers throughout the area whilst timber fencing secures the space, making it ideal for those with pets and young children.

### Council Tax

We understand that the property currently falls within council tax band D, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 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.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## FLOORPLAN & EPC

