

West Avenue, Ripley, Derbyshire. DE5 3JD

£230,000 Freehold

REDUCED



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DP DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LET

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this beautifully presented three bedroom semi detached house offering modern contemporary living with a beautifully professionally landscaped rear garden. Internally the property comprises of:- entrance hall, WC, modern fitted kitchen and large lounge/dining room. To the first floor:- three bedrooms, landing and modern bathroom. Externally the property offers landscape gardens to the front and rear elevations, side driveway with carport and detached garage. The property is conveniently placed and is in walking distance of local amenities and well regarded and primary schools close by. The property would ideally suit young families and an early internal inspection should be undertaken to avoid disappointment.

FEATURES

- Semi Detached House
- 3 Bedroom, 1 Large Reception Room
- Modern Fitted Kitchen
- Contemporary Bathroom
- Professionally Landscaped Gardens
- Driveway/Car Port & Garage
- Close To All Amenities & Schools
- Quiet Residential Location
- Viewing Advised
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Entrance Hall

1.93m x 0.96m (6' 4" x 3' 2") With door leading in from the front elevation, double glazed window to the side elevation, solid wood floor covering, staircase to 1st floor landing and internal doors lead to cloakroom, lounge/dining room, and kitchen.

Cloakroom/WC

1.64m x 0.95m (5' 5" x 3' 1") Comprising of a two piece modern suite to include WC, slimline vanity unit with inset sink, wall mounted heated towel rail, spotlights and extractor fan to ceiling and double glazed obscured window.

Kitchen

3.26m x 2.49m (10' 8" x 8' 2") This recently replaced kitchen comprises of range of modern wall and base mounted units with modern flat edged wood work surfaces incorporating a single stainless steel sink drainer unit. Under cupboard lighting, under counter space and plumbing for washing machine, integrated electric oven, four ring gas hob with stainless steel extractor canopy over, tiled floor covering, wall mounted combination boiler, space for fridge/freezer, double glazed obscured windows to the rear and side elevations and double glazed door leading to the side driveway/carport.

Living Room

7.65m x 3.53m (25' 1" x 11' 7") Benefiting from large double glazed window to the front elevation and patio doors to the rear elevation is this lovely light and airy family space. Wall mounted radiators, wood floor covering and feature chimney breast with TV point.

First Floor

Landing

2.52m x 1.09m (8' 3" x 3' 7") Access via the main entrance hallway with double glaze obscured window, ceiling mounted loft access point and internal doors accessing all three bedrooms and bathroom.

Bedroom 1

3.37m x 3.26m (11' 1" x 10' 8") With double glazed window to the rear elevation, wall mounted double radiator and TV point.

Bedroom 2

3.51m x 3.23m (11' 6" x 10' 7") Double glazed window to front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 3

2.04m x 2.15m (6' 8" x 7' 1") Double glazed window to the front elevation, wall mounted radiator and space for wardrobes.

Bathroom

2.19m x 2.10m (7' 2" x 6' 11") Comprising of a three-piece modern white suite to include WC, vanity unit with inset sink and Space-Saver bath with main fed shower attachment over and complementary shower screen. Part tiling to walls, double glazed obscured window, spotlights and extractor fan to ceiling, tiled floor covering and wall mounted chrome heated towel rail .

Outside

To the front aspect is a lawn and block paved driveway, providing parking for two vehicles and gated access to a side carport that leads to a detached garage with up and over door. The delightful and professionally landscaped rear garden comprises of a full width paved entertaining terrace, Astroturf lawn, pebbled borders, timber fence boundaries and raised flowerbeds.

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

