



DP DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

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SALES | LETTINGS | HOLIDAY LETS



26 Ripley Road, Sawmills, Belper, Derbyshire DE56 2JQ
£325,000 - Freehold

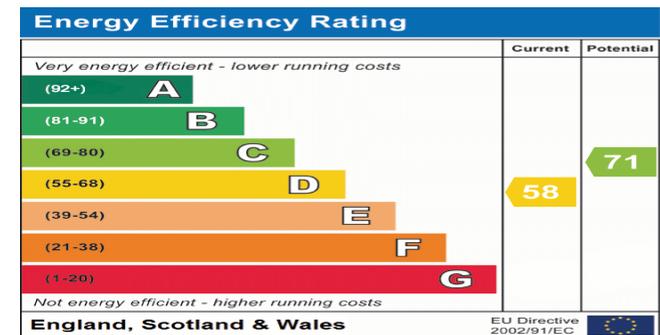


PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this deceptively spacious four-bedroom character home, perfectly positioned in a sought-after location with excellent access to the A38, A610, and M1. The property offers versatile accommodation arranged over three floors. On the ground floor, there is an inviting entrance hall leading to a comfortable lounge and a contemporary open-plan kitchen/diner. Additionally, there is a practical utility room complete with a W.C and shower. To the first floor, there are three well-proportioned bedrooms, a family bathroom, and an additional sitting room, providing flexibility for modern family living. The second floor boasts a further bedroom and a generously sized dressing room, ideal for those seeking extra space. Externally, the property features a small frontage with a garage, which has rear access to a generous, tiered garden, beautifully established and perfect for outdoor enjoyment. A viewing is highly recommended to fully appreciate the size and character of the accommodation on offer.

POINTS OF INTEREST

- Extended Semi Detached Family Home
- Numerous Extensions
- 4 Bedrooms
- Elevated Landscaped Gardens Offering Views
- Internal Viewings Are Absolutely Essential !
- Versatile & Spacious Accommodation
- Village Location
- Useful Transport Links Nearby
- Council Tax Band C





Ground Floor



Approximate total area⁽¹⁾
90.2 m²
971 ft²

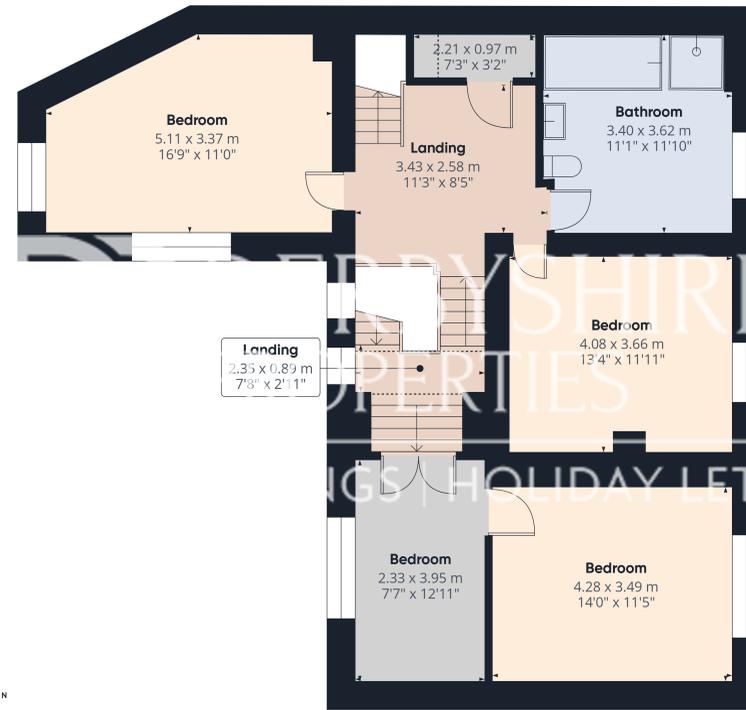
Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

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Floor 1



Approximate total area⁽¹⁾
84.1 m²
905 ft²

Reduced headroom
2.1 m²
23 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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