

Chancery Close, Ripley.

£375,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four bedroom executive detached property in Ripley. Boasting enviable position in quiet Cul de sac location, the property proves to be a wonderful family home. We recommend an early internal inspection to avoid disappointment!

Internally, the property briefly comprises; Entrance Hall, WC, Lounge/Dining Area, Kitchen Diner, Utility Room to the ground floor whilst hosting four double Bedrooms, one En Suite and the family Bathroom to the first floor.

Externally, the property offers lawned area to the front elevation with block paved driveway leading to the single detached garage to side elevation. The rear garden, bordered by a mixture of timber fencing and brick has been skilfully developed to include fantastic entertaining patio whilst maintaining sizeable private lawn. Planters bordering the lawn are filled with a variety of plants and shrubbery whilst there is additional area behind the garage for vegetable patch.

FEATURES

- Executive Detached Family Home
- Four Double Bedrooms
- En Suite To Bedroom One
- Family Bathroom
- Dining Kitchen
- Utility Room
- Lounge/Dining Room
- Rear enclosed garden & Sun Patio
- Off Street Parking
- Detached Garage
- Ideal for access to A38 & M1



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door with double glazed obscured panel, with carpeted stairs rising to the first floor, wall mounted radiator and wood effect flooring. Doorways to WC, Lounge Diner, Dining Kitchen and Utility Room.

WC

With double glazed obscured window to front elevation, corner hand wash basin and low level WC. Mini wall mounted radiator, wood effect flooring and ceiling fitted extractor fan complete the space.

Kitchen

21' 2" x 9' 10" (6.45m x 3.00m) Open plan living benefitting from double glazed window to front elevation and UPVC double glazed doors accessing rear patio area. Featuring a range of base cupboards and eye level units with complimentary work surfaces, under unit lighting and a range of appliances. Inset one and a half bowl sink and drainer unit, electric oven, AEG hob with stainless steel splashback, stainless steel extractor hood and integrated dishwasher beneath the sink. Vinyl flooring, two wall mounted radiators and overhead spotlights complete the space.

Living Room

22' 3" x 12' 3" (6.78m x 3.73m) With double glazed bay window to front elevation, wall two wall mounted radiators, wall mounted electric fireplace and carpeted flooring. Double glazed French doors accessing rear enclosed garden.

Utility Room

Hosting work top space to include stainless steel sink with space/plumbing for washing machine and tumble drier. Laminate flooring, wall mounted radiator and cupboard housing gas central heating boiler. Composite door accessing rear garden.

First Floor

Landing

Providing access to all four double Bedrooms and the Family Bathroom. Wall mounted radiator and carpeted flooring both feature.

Bedroom One

12' 1" x 10' 7" (3.68m x 3.23m)

Two double glazed windows to the front elevation, wall mounted radiator, carpeted floor covering and door to:

En-Suite

6' 3" x 5' 8" (1.91m x 1.73m)

White suite with low level wc, pedestal wash hand basin and shower cubicle with glass screen. Tiling to splashback areas, Obscured double glazed window to the front elevation. Tiled flooring and wall mounted radiator. Over stairs storage plinth extractor fan and shaver point.

Bedroom Two

12' 5" x 9' 8" (3.78m x 2.95m)

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

Bedroom Three

12' 4" x 8' 8" (3.76m x 2.64m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Four

9' 7" x 8' 8" (2.92m x 2.64m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

7' 6" x 5' 5" (2.29m x 1.65m) A three piece suite including; Tiled bath unit with overhead shower, vanity wash basin and low level WC. Mini wall mounted radiator, vinyl flooring, double glazed obscured window to rear elevation and ceiling fitted extractor fan complete the space.

Outside

Externally, the property offers lawned area to the front elevation with block paved driveway leading to the single detached garage to side elevation. The rear garden, bordered by a mixture of timber fencing and brick has been skilfully developed to include fantastic entertaining patio whilst maintaining sizeable private lawn. Planters bordering the lawn are filled with a variety of plants and shrubbery whilst there is additional area behind the garage for vegetable patch.

Council Tax

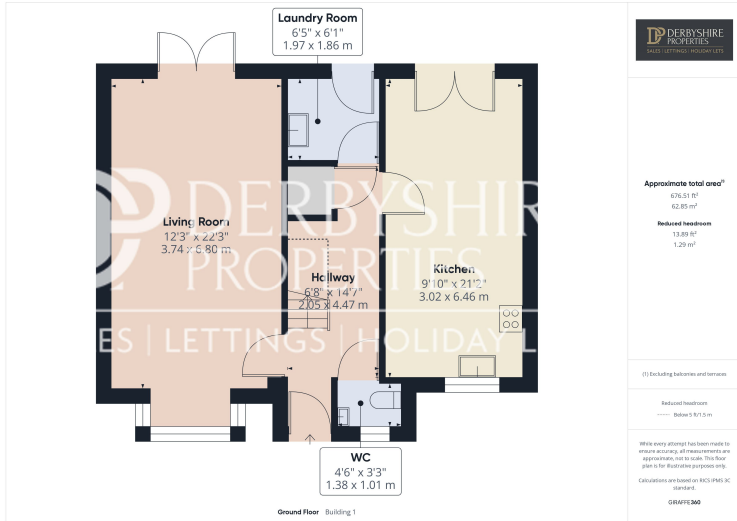
We understand that the property currently falls within council tax band D, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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



Approximate total area*
62.51 sq ft
62.85 m²

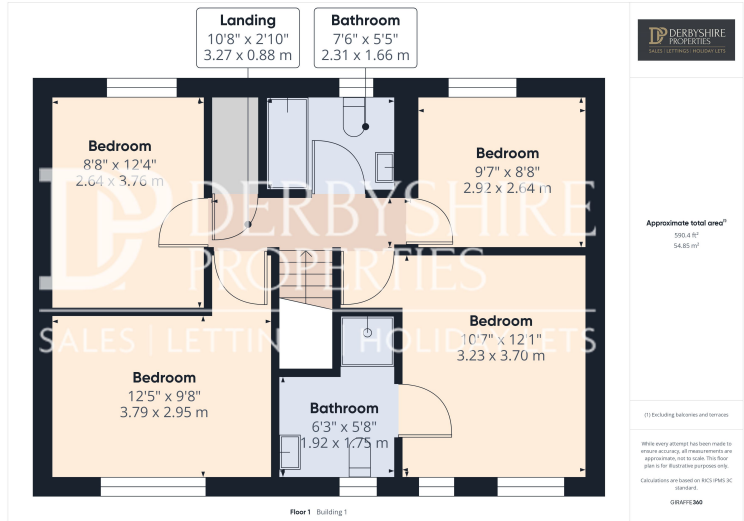
Reduced bedroom
13.89 sq ft
1.29 m²

(*) Excluding balconies and terraces

Reduced bedrooms
Below 5.715 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

CGS/STP 360



Approximate total area*
159.4 sq ft
14.85 m²

(*) Excluding balconies and terraces

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CGS/STP 360

