

38 Ripley Road, Heage, Belper, Derbyshire. DE56 2HU

£550,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire properties are delighted to introduce for sale this substantial four bedroom executive detached family home located in the popular village of Heage. We believe the property will ideally suit families and extended families and recommended an early internal inspection to avoid disappointment.

The property briefly comprises of:- reception hall, guest cloakroom/WC, large dining room, extended lounge, conservatory, playroom/study, kitchen and utility room. To the first floor a gallery landing provides access to:- huge master suite, dressing room (5th bedroom), en-suite, three additional bedrooms and family bathroom. Externally the property is positioned on a sizable plot with large frontage offering parking for numerous vehicles and providing access to an integral garage. The property also benefits from Solar panels with a feed in tariff. The superb rear garden benefits from a full width terrace, lawn and open countryside views to the rear.

## FEATURES

- Executive Detached Family Home
- Huge Master Bedroom Suite
- Substantial Plot Overlooking Open Countryside
- Driveway & Double Garage
- Ideal For Families & Extended Families
- Guest Cloakroom/WC
- Spacious Rooms Throughout
- Landscaped Gardens
- COUNCIL TAX BAND F
- 4 Bedroom



## ROOM DESCRIPTIONS

### Entrance Porch

Entered via a hardwood door with glass inserts from the front elevation, window to the side elevation, useful floor to ceiling boot storage and internal door provide access to :-

### Reception Hall

This light and airy reception hall allows access to all downstairs rooms. Wall mounted double radiator, spotlights and coving to ceiling, carpeted staircase to 1st floor landing and antique floor covering.

### Guest Cloakroom/WC

With an encased WC, wall mounted wash hand basin, fully tiled walls, decorative coving, wall mounted extractor fan and tiled floor covering.

### Large Dining Room

With wood effect laminate floor covering, wall mounted radiators, spotlights to ceiling, obscured glass window to the side elevation and internal door provides access to an integral garage.

### Lounge

With double glazed window to the front elevation, solid wood floor covering, double glazed French doors with adjoining stained glass side panels provide access into the rear conservatory. Wall mounted radiators, additional window to side elevation, TV point and modern plasma style gas fire.

### Conservatory

Constructed from a brick base and UPVC units with insulated roof makes this space to use all year round. Tiled floor covering, wall mounted radiator and sliding patio doors to the rear elevation.

### Playroom/Study

With double glazed windows to the rear and side elevations, decorative coving to ceiling and internal double doors lead back through to the reception hallway

### Kitchen

Mainly comprising of a range of wall and base mounted 'Shaker' units with granite worksurfaces incorporating a one and a half bowl sink drainer unit with mixer taps and tile splashback's. Integrated electric oven, induction hob, stainless steel extractor canopy. Integrated fridge/freezer and dishwasher. Wood floor covering, decorative coating and spotlights to ceiling, double glazed window to the rear elevation and door opening provides access to:-

### Utility Room

With the continuation of the floor covering from the kitchen, a range of water base mounted units incorporating a single stainless steel sink draining unit with mixer taps. Undercounter space and plumbing for washing machine and tumble dryer, spotlights to ceiling, wall mounted radiator and double glazed window and door to the side elevation.

### First Floor

#### Galleried Landing

Accessed via the main reception hall with double glazed obscured window to side elevation, decorative coving to ceiling and wall mounted radiator.

#### Extensive Master Suite

Located to the rear of the property and having double glazed windows to the rear and side elevations both offering stunning countryside views. Wall mounted radiator and lighting, range of fitted bedroom furniture to include wardrobes, chest of drawers and dressing table. Archway provide access to:-

#### Dressing room ( potential bed 5 )

(currently used as a dressing room to the master suite) with double glazed window to the front elevation, wall mounted radiator and range of fitted wardrobes, dressing tables and useful storage over cupboards. This could easily be turned into a 5th bedroom if desired.

#### En-Suite

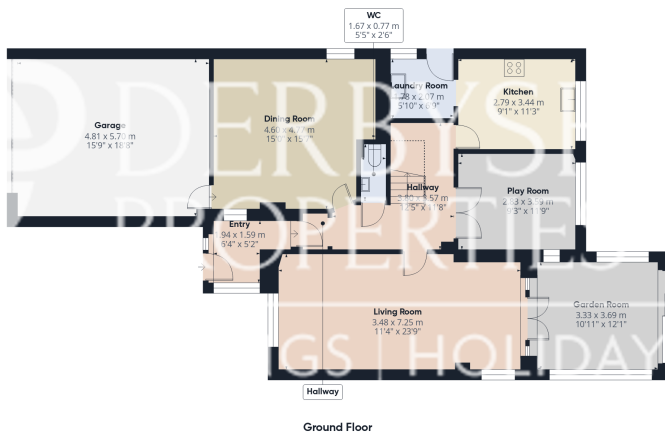
Comprising of a three-piece shower suite to include encased WC, matching vanity unit with inset sink and corner mounted shower enclosure with mains shower







## FLOORPLAN & EPC



### Ground Floor



### Floor 1

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Approximate total area<sup>(n)</sup>210.1 m<sup>2</sup>2263 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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.

GIRAFFE360

