

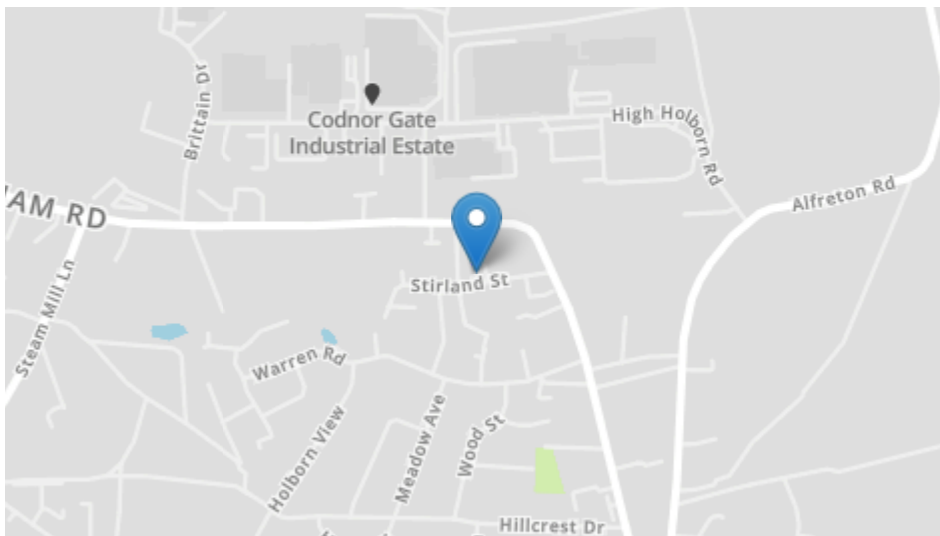
Stirland Street, Codnor, Ripley, DE5 9QU

£230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	74	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Double Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC & Utility
- Conservatory
- Double Driveway
- Short Drive To Ripley Town Centre
- Ease of Access To A610

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28107557

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** SIMPLY SUPERB SEMI ON STIRLAND STREET! *** This home in Codnor with 3 DOUBLE bedrooms, en suite 2 reception rooms and downstairs WC, will tick a lot of boxes for families. In brief, the accommodation comprises: porch, sitting room, kitchen, lounge, conservatory, WC, utility room, upstairs landing to the 3 DOUBLE bedrooms (en suite to primary) and family bathroom. Outside, the paved driveway provides ample parking which is secured by metallic double gates, whilst the rear garden requires very little maintenance. This home is brilliantly located to great amenities close by, a school with a good reputation and regular transport links into the nearby town.

Ground Floor

Entrance Hall

Entrance door to the front, radiator and door to the dining room.

Dining Room

3.86m x 3.33m (12' 8" x 10' 11") UPVC double glazed window to the front, radiator, wood effect laminate flooring, stairs to the first floor and door to the inner hall.

Inner Hall

Doors to the utility room, downstairs WC, dining room, dining kitchen. Built in storage cupboard and radiator.

Breakfast Kitchen

3.62m x 3.57m (11' 11" x 11' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Tiled flooring, ceiling spotlights, uPVC double glazed window to the side and door to the lounge.

Lounge

5.1m into the bay x 3.63m (16' 9" x 11' 11") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and radiator. French doors to the conservatory.

Conservatory

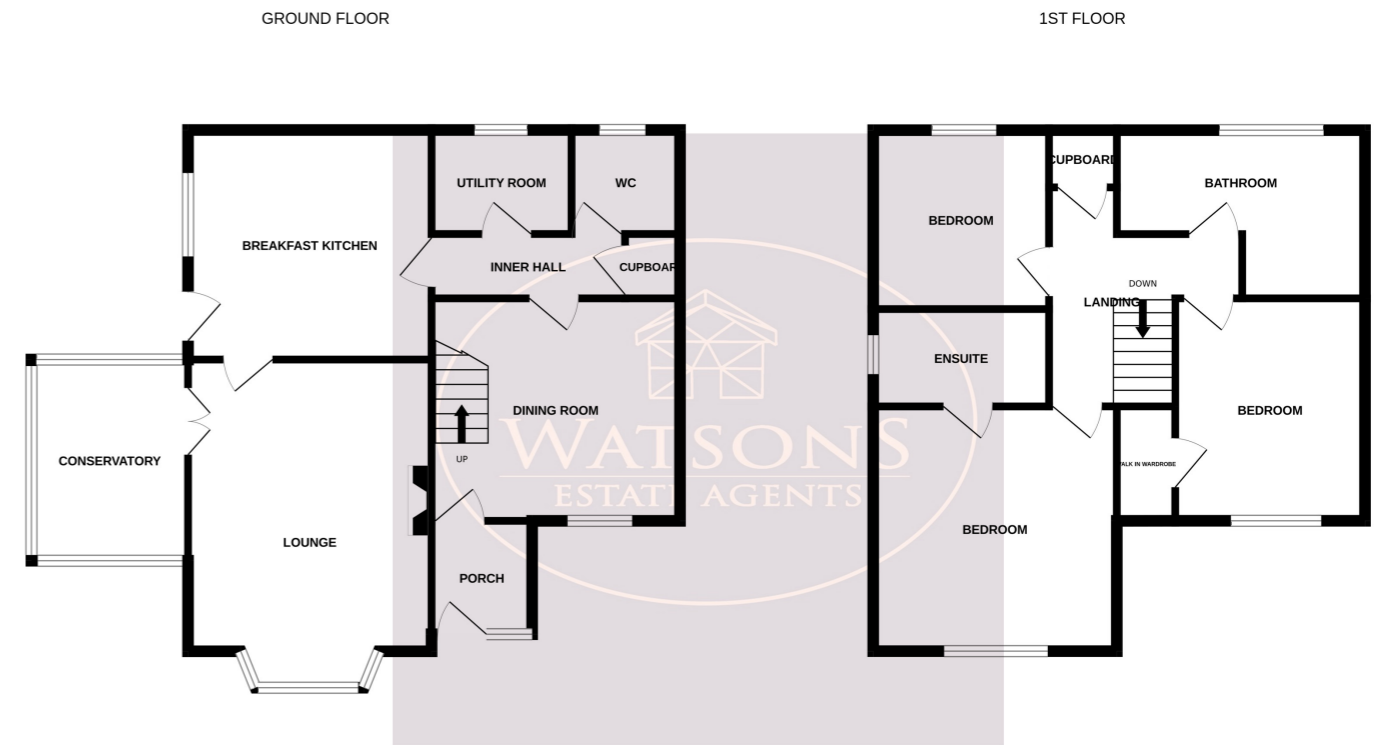
3.1m x 2.42m (10' 2" x 7' 11") Brick & uPVC double glazed construction, wood effect laminate flooring, radiator and doors to the rear garden.

Utility Room

2.11m x 1.62m (6' 11" x 5' 4") Plumbing for washing machine, wall mounted combination boiler and uPVC double glazed window to the rear.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First Floor

Landing

Access to the attic (partly boarded with drop down ladder), doors to all bedrooms and bathroom and radiator.

Primary Bedroom

3.8m x 3.66m (12' 6" x 12' 0") UPVC double glazed window to the front, ceiling spotlights, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Extractor fan, radiator and obscured uPVC double glazed window to the side.

Bedroom 2

3.32m x 2.86m (10' 11" x 9' 5") UPVC double glazed window to the front, walk in wardrobe and radiator.

Bedroom 3

2.71m x 2.63m (8' 11" x 8' 8") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, twin vanity sink unit, bath and shower cubicle with mains fed dual rainfall effect shower over. Heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A block paved driveway provides parking for 2 cars and is enclosed by wall & timber fencing to the perimeter and secured by gates to the front. The low maintenance rear garden comprises a timber built shed, artificial lawn, external power point and is enclosed by brick wall to the perimeter with gated access to the side.