







Church Street, Denby Village, Ripley, Derbyshire DE5 8PH  
£325,000 - Freehold



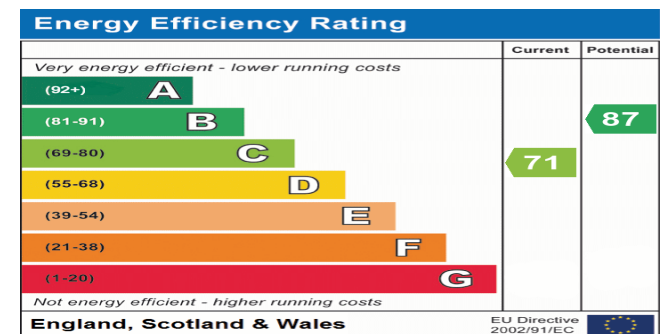
## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four bedroom traditional and extended family home in the much sought after village of Denby. We recommend an early internal inspection to avoid disappointment.

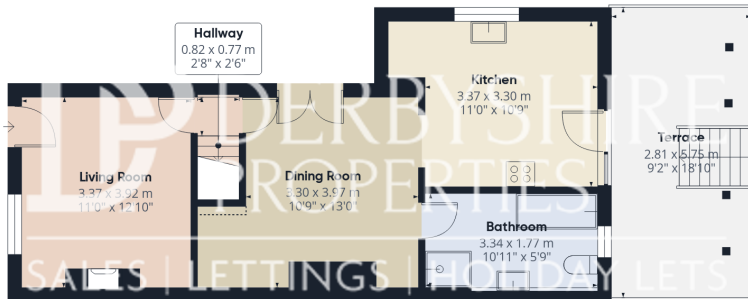
Internally, the property briefly comprises; Lounge, Dining Room, Bathroom and Kitchen to the ground floor with four Bedrooms to the first floor. Externally, the property boasts a well maintained and private rear garden and houses converted garden room fitted with light, power and electric fireplace. The entire garden is bordered by mature shrubbery whilst it is secured by timber fencing. There is also off street parking for two vehicles to the rear elevation.

## POINTS OF INTEREST

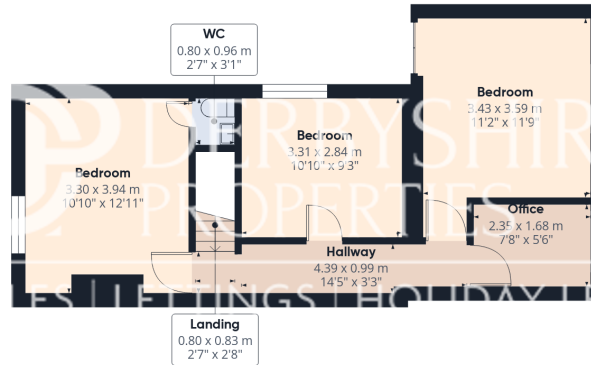
- Much Sought After Village Location
- Viewing Absolutely Essential
- Annex/Studio to rear garden
- Off Street Parking
- Family Home
- Picturesque Surround
- Four Bedrooms







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

108.5 m<sup>2</sup>

1169 ft<sup>2</sup>

Balconies and terraces

16.4 m<sup>2</sup>

177 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(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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