

Heage Road, Ripley, Derbyshire. DE5 3GE

Offers Over £300,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

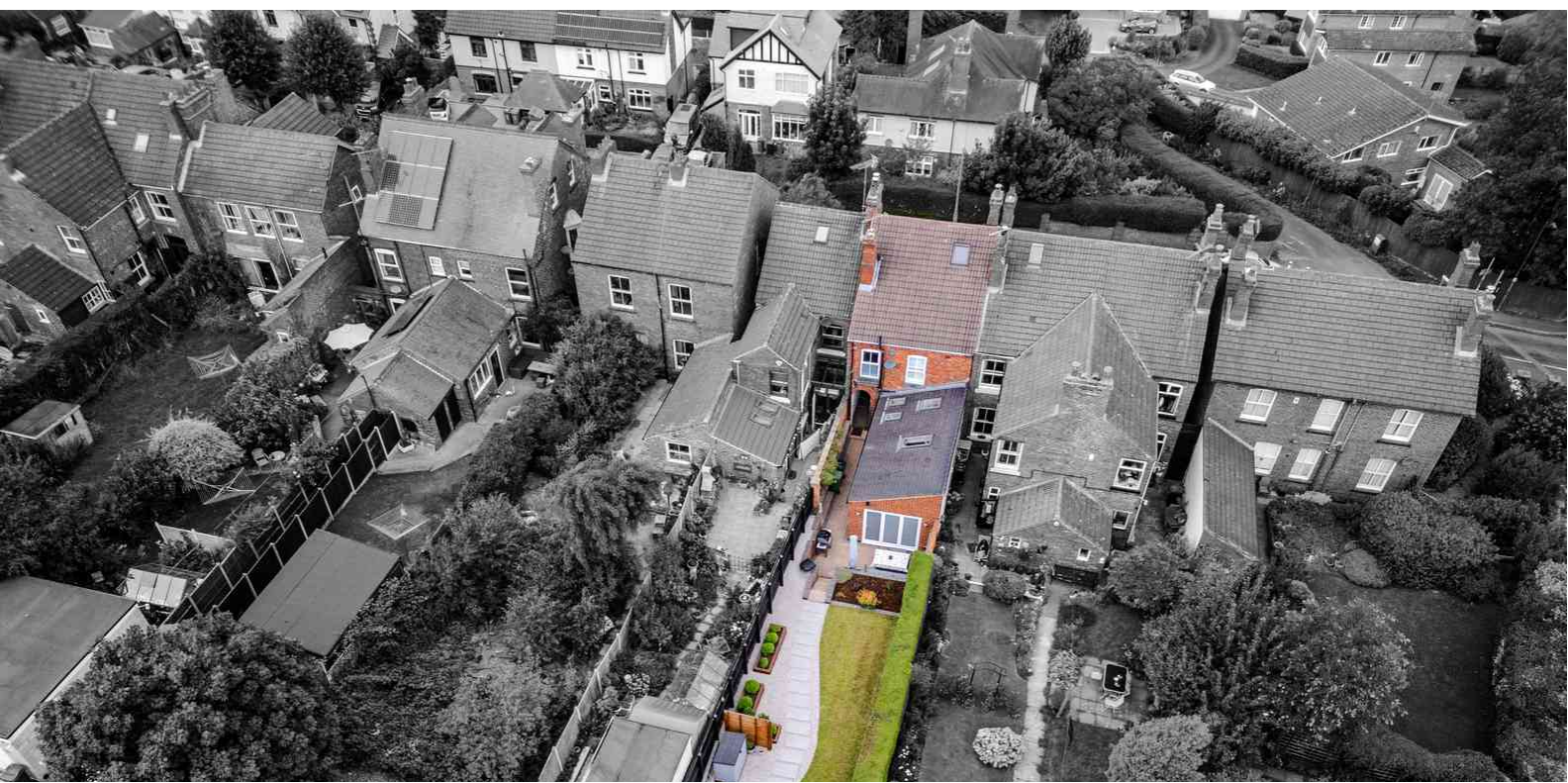
Derbyshire Properties are delighted to present this traditional extended family home. Perfectly positioned for access to A38 whilst boasting off street parking for multiple vehicles, Offered with NO UPWARD CHAIN , we highly recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Room, Study and Dining Kitchen to the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from private rear South-facing garden, including entertaining patio accessed via bifold doors from the Kitchen forming the perfect space to host or relax. Stairs lead to lawned space which hosts raised planters and is secured by timber fencing and mature shrubbery making it ideal for those with pets and young children. Outside tap and double socket box both feature. Further space for 6' x 5' modern polycarbonate garden shed is situated to the top of the garden whilst driveway parking for multiple vehicles can be accessed here.

FEATURES

- No Upward Chain
- Extended Open Plan Living Kitchen to Rear
- Ideal Family Home
- Study / Office
- Large South-Facing Garden
- Perfect for access to A38 and M1
- Stunning Interior throughout
- Off Street Parking & Driveway
- Semi Detached House
- View Absolutely Essential



ROOM DESCRIPTIONS

Entrance Hall

Accessed via stained glass door to side elevation with carpeted stairs rising to the first floor, fitted store cupboard understairs and doorways to;

Lounge

With double glazed bay window to front elevation housing bespoke fitted shutters, carpeted flooring, wall mounted radiator and traditional plaster coving & ceiling rose. The centre piece of the room is gas fireplace on raised hearth set in decorative surround.

Dining Room

With wood effect flooring throughout, wall mounted radiator and fitted storage space providing valuable integrated storage. Gas fireplace on raised hearth set in decorative surround forms the centre piece of the room whilst traditional plaster coving & ceiling rose completes the space.

Study

With double glazed Velux window to ceiling, spotlights to the ceiling and wood effect flooring throughout.

Kitchen

A fabulous open plan Dining Kitchen featuring a range of base cupboards and eye level units with complimentary Corian® worktops over and a range of integrated appliances including; washing machine, dishwasher, fridge-freezer, oven & microwave. Five ring induction hob is situated beneath stainless steel extractor hood whilst the space benefits from plenty of natural light due to two Velux windows to ceiling, two double glazed windows to side elevation and double glazed bifold doors opening to rear enclosed garden. Fitted breakfast bar, wood effect flooring and modern wall mounted radiator completes the space.

Landing

With access to all three Bedrooms and the family Bathroom, this carpeted space features original oak banister and fitted storage cupboard.

Bedroom One

With double glazed window housing bespoke fitted shutters with concealed blackout blind to rear elevation, wall mounted radiator, carpeted flooring throughout and decorative panelling to rear wall.

Bedroom Two

With double glazed window to front elevation housing bespoke fitted shutters, wall mounted radiator and carpeted flooring.

Bedroom Three

With double glazed window to front elevation housing bespoke fitted shutters, wall mounted radiator and carpeted flooring. Semi fitted wardrobes provide valuable storage and hanging capacity.

Bathroom

A stunning three piece suite comprising; Double walk in shower with Acquabella shower tray, vanity handwash basin with recessed LED cabinet featuring demister & integrated shaver socket and low level WC. The Bathroom benefits from electric underfloor heating throughout as well as bespoke built-in cupboard with LED recessed lighting (storage & boiler housing). Wall mounted towel radiator, ceiling fitted extractor fan and double glazed obscured window to rear elevation completes the space.

Outside

Externally, the property benefits from private rear garden including entertaining patio accessed via bifold doors from the Kitchen forming the perfect space to host or relax. Stairs lead to lawned space which hosts raised planters and is secured by timber fencing and mature shrubbery making it ideal for those with pets and young children. Outside tap and double socket box both feature. Further space with 6' x 5' modern polycarbonate garden shed is situated to the top of the garden whilst driveway parking for multiple vehicles can be accessed here.

The property is also fitted with an intruder alarm and Ring door bell.

Disclaimer

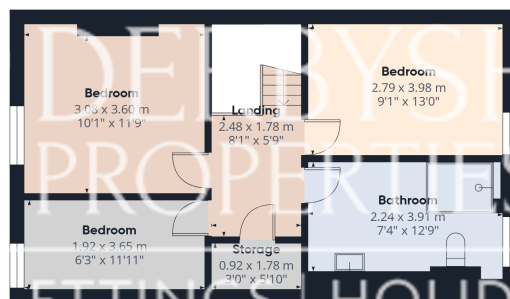
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



Ground Floor



Floor 1

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETS

Approximate total area⁽ⁿ⁾
110.3 m²
1185 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

