

Middleton Way, Riddings.

£260,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom detached home on much sought after residential estate in Riddings. Ideal for first time buyers and young families, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, WC and fabulous Dining Kitchen to the ground floor with two double Bedrooms, one single Bedroom, family Bathroom and further En Suite.

Externally, the home benefits from corner plot position with the added benefit of single detached garage and separate driveway. There are well maintained lawned spaces to the front and side of the home whilst the main garden has been recently landscaped to a high standard. The garden features impressive patio space with porcelain tiles and further artificially turfed space with raised planters to its borders ensuring the ideal area to host or relax. Gate access driveway and detached garage whilst the entire space is secured by brick walls and timber fencing making it ideal for those with pets and young children.

FEATURES

- Detached Home On Popular Estate
- Driveway & Detached Garage
- Recently Landscaped Garden
- Recently Fitted Wren Kitchen
- Perfect for access to A38 and M1
- Early Viewing Highly Recommended
- Perfect For First Time Buyers
- Ideal Family Home
- New Boiler 2025
- Quartz Worktops In Kitchen



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, wall mounted radiator and carpeted stairs rising to first floor. Doorways to;

Downstairs WC

Kitchen Diner

4.79m x 2.85m (15' 9" x 9' 4") A fabulous family space with double glazed windows to front and side elevation. The kitchen itself has been recently fitted and benefits from an attractive range of base cupboards and eye level units with complimentary Quartz worktops over and a range of fitted appliances including; Fridge freezer, dishwasher, inset sink, microwave and stainless steel extractor hood over freestanding STOVES cooker. Tiled flooring features throughout whilst understairs pantry, two wall mounted radiators and rear exit door completes the space.

Lounge

43.81m x 3.06m (143' 9" x 10' 0") With double glazed window to front elevation, wood effect flooring, wall mounted radiator and double glazed French doors opening to garden.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom, this carpeted space benefits from loft hatch access and double glazed window to rear elevation.

Bedroom One

3.88m x 2.67m (12' 9" x 8' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite.

En-Suite

1.96m x 1.22m (6' 5" x 4' 0") A three piece suite briefly comprising; Double walk-in shower, vanity handwash basin and low level WC. Wall mounted heated towel rail, wall fitted extractor unit and double glazed obscured window to side elevation completes the space.

Bedroom Two

3.05m x 2.77m (10' 0" x 9' 1") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Double fitted wardrobe provides a wealth of storage capacity.

Bedroom Three

2.17m x 1.93m (7' 1" x 6' 4") With double glazed window to side elevation, wall mounted radiator and carpeted flooring.

Bathroom

A tiled three piece suite including; Bath, pedestal handwash basin and low level WC.

Outside

Externally, the home benefits from corner plot position with the added benefit of single detached garage and separate driveway. There are well maintained lawned spaces to the front and side of the home whilst the main garden has been recently landscaped to a high standard. The garden features impressive patio space with porcelain tiles and further artificially turfed space with raised planters to its borders ensuring the ideal area to host or relax. Gate access driveway and detached garage whilst the entire space is secured by brick walls and timber fencing making it ideal for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band C, 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.



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