

Middleton Avenue, Codnor, Ripley, Derbyshire. DE5 9SS

£495,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautifully presented and extended detached 1930s family home located within quiet cul-de-sac. The property boasts quality fixture and fittings throughout with a number of period features still in existence. The property layout comprises of:- Entrance hall, cloakroom/WC, snug, living room, study, superb open plan living kitchen and integral garage. To the first floor a gallery landing provides access to 4 bedrooms and two bathrooms. Externally, the property offers a full width driveway providing parking for 2 to 3 vehicles, integral garage and a landscaped garden to with feature entertaining terrace and lawn overlooking open fields to rear. The property would ideally suit families and an early internal inspection should be undertaken.

FEATURES

- Extended Detached Family Home
- 4 Bedroom, 3 Bathrooms
- Superb Open Plan Living Kitchen + With Family Space
- Quiet Cul-De-Sac Position
- Open Aspect With Countryside Views
- Driveway & Garage
- Quality Fixtures & Fittings
- Viewing Absolutely Essential
- Ideal Family Purchase
- COUNCIL TAX BAND D



ROOM DESCRIPTIONS

Entrance Hall

1.51m x 3.95m (4' 11" x 13' 0") Entered via composite door from the front elevation, solid wood Parquet floor covering, staircase to 1st floor landing, wall mounted radiator, decorative coving and picture rail and under stairs storage cupboard. Internal oak doors allow for access to all downstairs rooms.

Cloakroom/WC

1.88m x 0.84m (6' 2" x 2' 9") With low-level WC, pedestal wash hand basin, quarry tiled floor covering, decorative picture rail and wall mounted hive thermostat control unit.

Snug

3.41m x 4.09m (11' 2" x 13' 5") Located to the front aspect and having large double glazed bay window, decorative coving and picture rail, TV point and wall mounted radiator. The feature focal point of the room is a cast-iron open fireplace with raised marble hearth.

Study

1.77m x 2.10m (5' 10" x 6' 11") With the continuation of the solid wood floor covering from the entrance hallway, wall mounted radiator, wood panelling, decorative dado rail and coving, double glazed window to the rear elevation. A bespoke desk runs the length of the room with complementary wall mounted shelving.

Living Room

3.61m x 4.36m (11' 10" x 14' 4") Located to the rear of the property and benefiting from large double glazed French doors with adjoining windows to the rear elevation providing access onto the rear garden. Decorative coving and picture rail, solid wood floor covering, TV point, wall mounted radiator and additional double glazed window to the side elevation. The feature focal point of this room is a cast-iron log burning fire with tiled half and exposed timber lintel, brick backdrop.

Superb Open Plan Living Kitchen

2.59m x 6.77m (8' 6" x 22' 3") Comprising from a range of wall and base mounted matching units with granite work surfaces incorporating a sink drainer with mixer taps and tiled splashback. Incorporating numerous appliances to include double electric ovens, fridge/freezer, dishwasher and induction hob with modern hidden extractor pop-up. The focal point of the room is a superb central island with wraparound granite work surface and additional storage space. Wood effect tiled floor covering, double glazed picture window to the rear elevation. The rear part of the kitchen benefits from an extension sitting room with Velux windows, double glazed French doors to the rear elevation, TV point and additional window to the side elevation.

Landing

0.85m x 0.75m (2' 9" x 2' 6") Accessed via the main entrance hall with two sets of stairs providing access to the older part of the house and the new extension located over the garage. Wall mounted radiator, double glazed windows to the front elevation, and ceiling mounted loft access point with pull down loft ladder.

Bedroom 1

3.78m x 3.62m (12' 5" x 11' 11") With double glazed window to the rear elevation providing beautiful elevated views across countryside, wall mounted radiator, decorative coving and picture rail and range of fitted wardrobes that provide ample storage and hanging space.

Bedroom 2

3.41m x 4.21m (11' 2" x 13' 10") With double glazed bay window to the front elevation with bespoke window seat with useful storage cupboards beneath. Space for wardrobes, TV point, radiator, and decorative coving and picture rail.

Bedroom 3

3.42m x 2.15m (11' 3" x 7' 1") With double glazed window to the rear elevation offering views, wall mounted radiator.

Bathroom

2.46m x 1.91m (8' 1" x 6' 3") Located off the main galleried landing and comprising of an encased WC with attached vanity unit and useful storage cupboards with granite work surface. The focal point of the room is a double ended bath with freestanding taps and shower attachment over. Fully tiled walls, wall mounted chrome period style heater towel, radiator spotlights and extractor fan to ceiling, tiled floor covering and double glazed obscured window.

Bedroom 4 (extension)

3.19m x 4.95m (10' 6" x 16' 3") Located over the garage is this beautifully presented double bedroom with double glazed window to the front elevation, wall mounted radiator, TV point, decorative picture rail and coving, ceiling mounted loft access point and internal oak door leading to:-

En-Suite

1.59m x 1.49m (5' 3" x 4' 11") Comprising of a low-level WC, corner wash hand basin and shower enclosure with main fed, shower and attachment over. Fully tiled walls, wall mounted chrome heated towel rail, tiled floor covering, spotlighting to ceiling and double glazed obscured window.

Loft Room

Accessed via the main landing from a drop down ladder. The room does lend itself to conversion into another bedroom (Subject To Planning Permission).

Outside

To the front elevation is a driveway providing parking for approximately three vehicles that provides access to a large integral garage with up and over door light and power. The rear garden is accessed via the side elevations and has a large entertaining decking terrace with bespoke brick built barbecue, lawn with stocked flowerbeds and borders all enclosed by beautiful countryside.

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

