

Newlands Road, Riddings.

£230,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this meticulously renovated semi detached home in a much sought after residential location. Offering a traditional foot print with a modern interior, we recommend an early internal inspection to avoid disappointment.

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

Externally, the property boasts a block paved driveway and car port fit to house several vehicles to the front elevation. The rear enclosed garden benefits from impressive entertaining patio and reaching lawned area ideal for hosting or relaxing. Brick outbuildings provide useful storage space and outdoor WC. The garden features mature shrubbery throughout and is secured by a combination of timber fencing and walls making it ideal for those with pets and young children.

## FEATURES

- Recently Renovated Throughout
- Semi Detached Home
- Off Street Parking For Several Vehicles
- Ideal For Access to A38 & M1
- No Upward Chain
- Three Bedrooms
- Open Plan Dining Kitchen
- Impressive Rear Garden



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with wall mounted radiator, wood effect flooring and impressive understairs storage/utility space. Doorways to;

### Living Room

3.58m x 3.27m (11' 9" x 10' 9") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Original fireplace on raised hearth set in stunning decorative surround forms the centre piece of this room.

### Dining Kitchen

5.90m x 3.69m (19' 4" x 12' 1") A fantastic family room. The Kitchen itself features a range of base cupboards and eye level units with complimentary wood effect worktops over and integrated appliances including; AEG induction hob with accompanying extractor hood, double oven and inset sink. Composite stable door access side elevation. Tiled splashback covers the workspace whilst wood effect flooring extends to the Dining Area. Wall mounted radiator, dual fitted units and double glazed French doors accessing rear enclosed garden all feature whilst exposed brick fireplace and raised hearth add a traditional aspect to this modern area.

### First Floor

### Landing

Accessing all three bedrooms and the family bathroom, this carpeted space also features double glazed window to side elevation.

### Bedroom One

3.69m x 3.61m (12' 1" x 11' 10") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

3.61m x 3.30m (11' 10" x 10' 10") With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

2.12m x 2.03m (6' 11" x 6' 8") With double glazed window to front elevation, wall mounted radiator and laminate wood effect flooring.

### Bathroom

2.10m x 1.99m (6' 11" x 6' 6") A stylish three piece suite including; Bath with shower screen and attachment, vanity handwash basin and low level WC. Wall mounted radiator, ceiling fitted extractor unit and double glazed obscured window to rear elevation complete the space.

### Outside

Externally, the property boasts a block paved driveway and car port fit to house several vehicles to the front elevation. The rear enclosed garden benefits from impressive entertaining patio and reaching lawned area ideal for hosting or relaxing. Brick outbuildings provide useful storage space and outdoor WC. The garden features mature shrubbery throughout and is secured by a combination of timber fencing and walls making it ideal for those with pets and young children.

### Council Tax

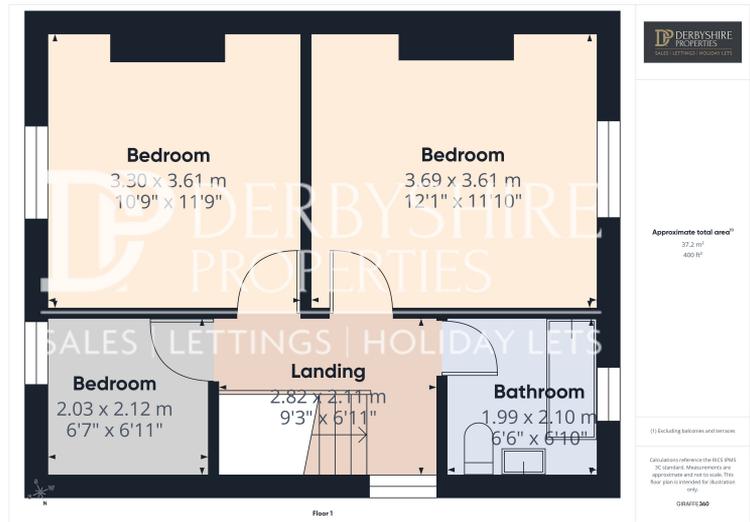
We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### 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.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	