

Heage Road, Ripley, Derbyshire.

£575,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

A rare opportunity to acquire this beautifully presented, versatile, family home which is conveniently located for easy access to Alfreton, Ripley, Belper, Derby and connection to the A38, A6 and M1.

Accommodation includes an Entrance Hall, Lounge, Dining Room, Conservatory/Sun Lounge, Breakfast Kitchen, Downstairs WC and a separate Utility Room. To the first floor are Five Bedrooms with two En Suite Shower Rooms and a family Bathroom

A driveway provides off road parking for several vehicles and leads to a Double Garage. The house sits on a generous mature plot with extensive rear garden and patios.

An internal inspection is highly recommended to fully appreciate this lovely family home.

## FEATURES

- Superbly Appointed Detached House
- Entrance Hall and Cloakroom/WC
- Lounge And Separate Dining Room
- Generous Conservatory/Sun Lounge To Rear
- Recently Refitted Breakfast Kitchen And Utility Room
- Five Bedrooms And Two En Suite Shower Rooms
- Family Bathroom
- Extensive Driveway And Double Garage
- Mature Rear Garden And Patio
- Convenient For Alfreton, Ripley, Belper and A38



# ROOM DESCRIPTIONS

## Entrance Hallway

Having a feature tiled floor, a central heating radiator and an under stairs cupboard which provides excellent storage space. A 'Dog leg' staircase rises to the first floor and there is a feature UPVC double glazed arched window to the rear.

## Cloakroom/WC

Appointed with a two piece white suite comprising a vanity wash hand basin and a low flush WC with tiling to the floor which continues through from the Hallway. There is shelving and a UPVC double glazed window to the front.

## Lounge

194 x 125 (5.91m x 3.78m)

With a feature fireplace with stone hearth and surround housing a living flame gas fire. There is a UPVC double glazed leaded glass window to the front elevation and a central heating radiator.

## Dining Room

125 x 116 (3.79m x 3.53m)

With a tiled feature floor continuing through from the hallway, a central heating radiator and wooden folding French doors provide access to the Conservatory.

## Conservatory

153 x 112 (4.66m x 3.43m)

Having a brick built base and UPVC double glazed windows with UPVC double glazed French doors which provide access to the rear garden and patio. A tiled floor continues through from the dining room and there is a central heating radiator.

## Breakfast Kitchen

224 x 105 (6.81m x 3.19m)

Comprehensively fitted with a range of modern base cupboards, drawers, eye level units and full height larder units with a complimentary Granite work surface over incorporating a porcelain sink/drainage unit with chrome mixer tap. Appliances include a dual fuel Rangemaster range cooker with double oven, grill, a six ring gas hob and an extractor hood over with a light and Granite splash back. In addition there is an integrated microwave and American style fridge freezer. There is spotlighting to the ceiling, a central heating radiator and a feature tiled floor which continues from the hallway. Having a UPVC double glazed leaded glass window to the front and double glazed bi fold doors lead to the rear garden and patio.

## Utility Room

75 x 54 (2.27m x 1.65m)

Fitted with a double double base cupboard with a complimentary roll top work surface over incorporating a stainless steel sink/drainage unit with mixer tap. Plumbing for an automatic washing machine and vent and space for a tumble dryer, a central heating radiator and a wall mounted boiler (serving domestic hot water and central heating system). Having a UPVC double glazed window to the rear, tiling to the splash back areas, a feature tiled floor which continues through from the kitchen and a door to the side of the house. A separate door leads to the Double Garage.

## First Floor

## Landing

## Bedroom One

155 x 104 (4.70m x 3.16m)

Having a central heating radiator and a UPVC double glazed window overlooking the mature rear garden. There is a built-in wardrobe which provides excellent hanging and storage space.

## En-Suite

79 x 210 (2.38m x 0.88m)

Appointed with a three piece suite comprising a vanity wash hand basin with useful cupboards beneath, a built-in shower cubicle with folding glass shower door and mains fed shower over and a low flush WC. There is tiling to the splash back areas and a tiled floor, an electric shaver point, chrome heated towel rail, an extractor fan and a double glazed window with frosted glass.

## Bedroom Two

136 x 124 (4.12m x 3.77m)

Appointed with a range of modern fitted wardrobes with sliding doors which provide excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window leaded glass window to the front elevation.

## En-Suite

79 x 210 (2.36m x 0.90m)

Appointed with a three piece suite comprising a vanity wash hand basin, a low flush WC and a walk in shower cubicle with folding glass shower doors and a mains fed shower over. Extractor fan with light, a chrome heated towel rail, tiling to splash back areas and a UPVC double glazed window with frosted glass.

## Bedroom Three

163 x 121 (4.97m x 3.70m)

Having a central heating radiator, a UPVC double glazed window to the rear and a UPVC double glazed dormer window with leaded glass to the front providing views over open countryside.

## Bedroom Four

107 x 106 (3.24m x 3.21m)

Having a central heating radiator and a UPVC double glazed window overlooking the rear garden.

## Bedroom Five

108 x 83 (3.26m x 2.52m)

With a central heating radiator and a UPVC double glazed leaded glass window to the front elevation

## Bathroom

83 x 66 (2.52m x 2.01m)

Appointed with a three piece modern white suite comprising a panelled bath with mains fed shower over and folding glass shower screen, a vanity wash hand basin with useful drawers beneath and low flush WC. There is tiling to half the rooms and a tiled floor, a chrome heated towel rail, an electric shaver point, inset spotlighting to the ceiling and a UPVC double glazed leader glass window.

## Outside

To the front of the property, nicely setback from the road is an extensive tarmac driveway which provides off-road parking for several vehicles and extends to the front and side of the house. There are well stocked borders to the driveway surround, outside lighting and the driveway extends to the side of the house providing substantial additional off road parking/caravan/camper van space. The driveway leads to a double garage which has a roller door and has a light, power and an internal door.

To the side of the house is a gate which provides access to a delightful mature rear garden. The garden has an enclosed surround and briefly comprises of an extensive flagged patio with feature circular insert and steps leading down to an extensive lawned garden which has a variety of shrubs, flowering plants and mature trees to the borders. At the bottom of the garden is a further flagged patio with garden shed and outside lighting. The garden enjoys a south facing aspect.

## Double Garage

18' 5" x 16' 7" (5.61m x 5.05m) Having light, power, an electric door and a range of shelving which provides storage space. Having an internal door to the house.

## Council Tax

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

