

Masters View, Codnor, Ripley, Derbyshire. DE5 9UA

£240,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LETTINGS

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this superbly presented two-bedroom detached modern bungalow, situated within a quiet residential area. Constructed by Peveril Homes approximately three years ago, the property is currently vacant and available with immediate possession. Offering quality fixtures and fittings throughout, the bungalow provides stylish and contemporary living accommodation. The accommodation briefly comprises a superb open-plan living kitchen, hallway, shower room, two well-proportioned bedrooms, and an attached garage. We believe this property will ideally suit those looking to downsize, and an early inspection is highly recommended to appreciate this competitively priced home.

FEATURES

- Superb two-bedroom detached modern bungalow
- Constructed by Peveril Homes approximately three years ago
- Two well-proportioned bedrooms
- Attached garage
- Quiet residential location
- Stylish and contemporary accommodation
- Spacious open-plan living kitchen
- Modern shower room
- Ideal for those looking to downsize



ROOM DESCRIPTIONS

Open Plan lounge dining room

Kitchen Area – Comprising a range of matching wall and base units with modern square-edged work surfaces incorporating a large sink and drainer unit with mixer tap and splashback areas.

There is under-counter space and plumbing for a washing machine and tumble dryer, an integrated fridge/freezer, an electric AEG oven, and a four-ring gas hob with stainless steel extractor canopy over. Additional features include under-cupboard lighting, ceiling spotlights, wood flooring, and a double-glazed window to the front elevation.

Living area

With a continuation of the wood flooring from the kitchen area, the room also benefits from a wall-mounted radiator and bifold doors to the front elevation. An additional wall-mounted radiator provides further heating, and an internal door gives access to:

Inner Hallway

with the continuation of the wood floor covering, wall mounted radiator, composite door to the rear elevation, useful storage cupboard and internal doors provide access to both bedrooms and bathroom

Bedroom One

with double glazed window to the rear elevation, wall mounted radiator, fitted wardrobes and full storage recess

Bedroom Two

double glazed window to rear elevation, wall mounted radiator and wood floor covering

Shower Room

Remodelled for disabled use, this thoughtfully designed wet room features a central floor drain and provides excellent accessibility throughout.

The suite comprises a Japanese electrically operated toilet with integrated washing and drying functions, a wall-mounted wash hand basin, and a disabled-access shower enclosure with mains-fed shower and attachment.

Additional features include part-tiled walls, ceiling spotlights, extractor fan, and a wall-mounted chrome heated towel rail.

Outside

Outside – To the front elevation there are two small areas of lawn with an inset paved pathway.

Located off the kitchen/living area is a raised paved patio with railings, leading onto a lawned garden enclosed by timber fence boundaries. Gated access to the side elevation provides access to the side driveway.

Driveway and Garage

Driveway and Garage – Located to the side elevation, the driveway provides off-road parking for two vehicles and leads to a detached brick-built garage. The garage benefits from an up-and-over door, light and power supply, and a pitched roof.

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+)	A		96
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	