

108 Ripley Road, Sawmills, Belper, Derbyshire. DE56 2JQ

£210,000 Freehold

REDUCED



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are pleased to offer for sale this three bedroom semi detached family home offered with no upwards chain. The property briefly comprises of entrance hall, kitchen, large lounge/dining room. To the first floor a landing leads to 3 bedrooms and family bathroom. Externally the property offers a front, side and rear gardens, the latter offering privacy, off street parking and detached garage to the rear. The property has been competitively priced and we recommend first time buyers, downsizes and small families, are potentially the next buyers.

FEATURES

- Semi Detached Family Home
- 3 Bedrooms & 1 Reception
- Modern Fitted Kitchen
- Family Bathroom Suite
- Landscaped Gardens
- Driveway & Garage To Rear
- No Chain
- Competitively Priced
- Views To Front
- COUNCIL TAX BAND B



ROOM DESCRIPTIONS

Entrance Hall

Entered via a double glazed sealed unit door from the front elevation with adjoining obscured window. Wood effect laminate floor covering, decorative dado rail, carpeted staircase to 1st floor landing with useful stairs storage cupboard, wall mounted radiator and internal oak doors lead to the kitchen and lounge.

Large Lounge/Dining Room

With the continuation of the laminate floor covering from the entrance hall, double glazed window to front elevation, double glazed patio doors to the rear elevation, 2 wall mounted radiators, TV point and decorative wall lighting. The feature focal point of the room is an exposed brick fireplace with timber lintel housing a cast iron log burner set upon a raised tiled hearth.

Kitchen

Mainly comprising of a range of modern wall and base mounted units with flat edged worksurfaces incorporating a sink drainer unit with mixer taps and tiled splashback areas. Undercounter space and plumbing for washing machine, integrated electric oven, electric hob and stainless steel extractor canopy over. Feature alcove housing fridge freezer, wall mounted radiator, wood effect laminate floor covering, spotlights to ceiling, double glazed window to the rear elevation and double glazed sealed unit door to the side elevation located beside a breakfast bar area.

Under stairs storage cupboard with double glazed obscured window to the side elevation, shelving and wall mounted gas combination boiler.

First Floor Landing

Accessed via the entrance hallway with double glazed window to the side elevation, ceiling mounted loft access point and internal doors accessing all bedrooms and bathroom.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and range of fitted wardrobes that provide ample storage and hanging space.

Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 3

Double glazed window to the front elevation, and wall mounted radiator.

Bathroom

Comprising of a three-piece white modern suite to include WC, pedestal wash hand basin and wood panelled bath with wall mounted electric shower attachment over and complementary glass shower screen. Part tiling to walls, double glazed obscured window, vinyl floor covering and wall mounted radiator.

Outside

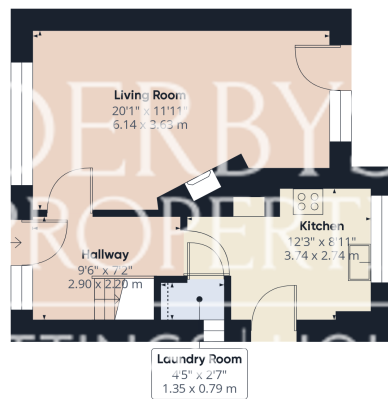
To the front elevation is a neat area of lawn with stocked flowerbeds and borders and mature hedge row to Street. A pathway lead to the side elevation onto the rear elevation via a range of stocked flowerbeds and borders. The rear garden offers a sizable lawn, patio, stocked flowerbeds and borders all enclosed by timber fenced boundaries. A garden gate with privacy trellising then leads to a driveway providing parking for two vehicles and a detached garage with upper light and power.

Disclaimer

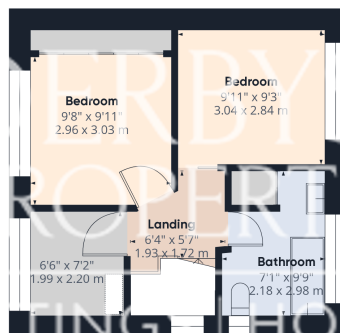
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



Ground Floor



Floor 1

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Approximate total area^m

748.41 ft²
69.53 m²

Reduced headroom

1.08 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

