

Butterley Park, Ripley.

£375,000 Freehold

REDUCED



**DP** DERBYSHIRE  
PROPERTIES  
— SALES & LETTINGS —

## PROPERTY DESCRIPTION

GUIDE PRICE \*£375,000-£400,000\* Derbyshire Properties are delighted to present this stunning traditional detached property in the heart of the Derbyshire countryside. The Old Station House is an impressive home bursting with character whilst boasting stunning open countryside views to rear elevation. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Dining Kitchen, Lounge, Dining Room, Utility Room and WC to the ground floor with three double Bedrooms, Study, Family Bathroom and further En Suite to the first floor.

Externally, the property occupies impressive plot consisting of off street parking for multiple vehicles to the side elevation and enclosed side/rear garden bordered by mature shrubbery and timber fencing.

## FEATURES

- GUIDE PRICE \*£375,000-£400,000\*
- Stunning Traditional Detached Property
- Countryside Views To Rear
- Off Street Parking For 3-4 Cars
- Rear Enclosed garden
- Local to Walking Routes
- Historic Butterley Park area
- Ideal for access to Alfreton, Ripley, A38 and M1



# ROOM DESCRIPTIONS

## Entrance Lobby

With wood effect tiled flooring and door to

## Entrance Hallway

The front entrance door opens into the hall, with wood effect tiled flooring, underfloor heating, a wooden staircase leading up to the first floor landing with a central carpet runner, an understairs storage cupboard and a column radiator.

## Kitchen

14' 9" x 14' 8" (4.50m x 4.47m)

Farmhouse style kitchen fitted with a range of wall and base units with complementing worktops, a breakfast bar with cupboards and drawers, inset one and a half stainless steel sink basin with a drainer and mixer tap, electric fan assisted double oven, black four door electric AGA running on economy 7, Integrated dishwasher, front and rear aspect double glazed windows, tiled flooring and splashbacks, column radiator and stained glass door to the side.

## Utility Room

7' 8" x 7' 1" (2.34m x 2.16m)

Fitted with wall and base units and a worktop incorporating a countertop sink basin, a low-level WC, space for storage and appliances with plumbing for a washing machine, frosted rear aspect double glazed window, wood effect tiled flooring, Metro-style tiled splashbacks, radiator and ceiling spotlights.

## Lounge

14' 10" x 10' 9" (4.52m x 3.28m)

With front and rear aspect double glazed windows, wood laminate flooring and two column radiators.

## Living Room

14' 9" x 14' 3" (4.50m x 4.34m)

With front and rear aspect double glazed windows, original wooden flooring, radiator and feature fireplace housing a log burner in a decorative surround, mantelpiece and hearth.

## First Floor

### Landing

Split level landing with two front aspect double glazed windows, wood flooring and access to the bedrooms and the family bathroom.

### Bedroom One

14' 11" x 14' 10" (4.55m x 4.52m)

Large double sized bedroom with front and rear aspect double glazed windows, wood flooring, column radiator, ceiling spotlights, two corner fitted wardrobes and a door to the en-suite shower room.

### En-Suite

6' 11" x 6' 2" (2.11m x 1.88m)

Modern fully tiled suite comprising a box fitted push-button WC, wash hand basin set into a vanity unit with a mirrored cabinet above, large corner shower enclosure with double glass doors, underfloor heating, frosted rear aspect double glazed window and radiator.

### Bathroom

6' 11" x 8' 5" (2.11m x 2.57m) Comprising WC, wash hand basin set into a vanity unit with a cabinet above, wood panelled bath with handheld shower. Separate shower enclosure, frosted rear aspect double glazed window, wood flooring, tiled splashbacks and column radiator.

### Bedroom Two

13' 11" x 11' 2" (4.24m x 3.40m)

Spacious double sized bedroom with rear aspect double glazed window, wood flooring, column radiator and built-in storage cupboard.

### Bedroom Three

14' 10" x 9' 9" (4.52m x 2.97m)

Double sized bedroom with front and rear aspect double glazed windows, wood laminate flooring and column radiator.

### Office

8' 2" x 6' 4" (2.49m x 1.93m)

Bright and spacious room of part brick and part uPVC construction. Multi-aspect double glazed windows, pitched polycarbonate roof and herringbone effect flooring.

### Outside

The property benefits from ample private off-road parking and a private and generously sized garden with pebbled, decked and wood chipped areas, a number of outbuildings and an abundance of established plants, shrubs and trees.

### Council Tax

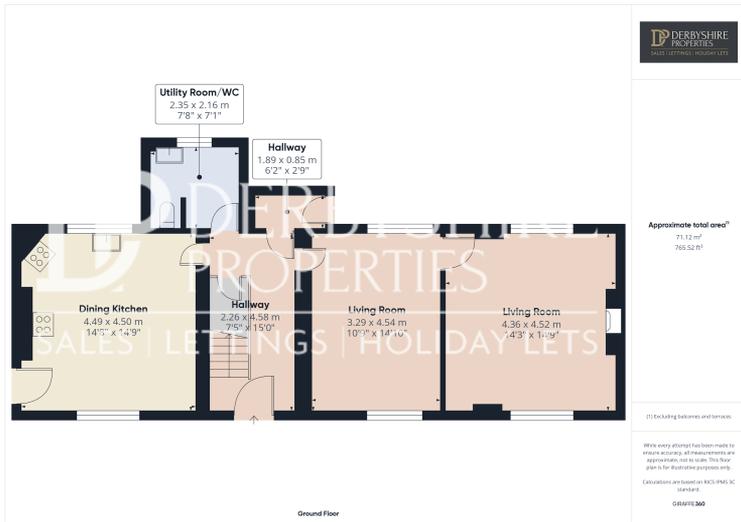
We understand that the property currently falls within council tax band E, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### 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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	