

Butterley Grange Little Paddocks, Derby Road, Butterley, Ripley,
Derbyshire. DE5 3QY

£995,000

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this four Bedroom detached family Bungalow. Boasting spacious and versatile living accommodation nestled behind private gates within the grounds of Butterley Grange. The property hosts additional 1 acre paddock, ideal for those with equestrian needs. We recommend an early internal inspection to avoid disappointment.

Constructed in 2018, this stunning property offers four double Bedrooms, each with En Suites. The main Living Space is open plan and consists of Dining Area, Living Room and Kitchen with full length double glazed windows and doors working alongside double glazed Velux windows to the ceiling ensuring a wonderful amount of natural light. The property also features; Entrance Hall, Utility Room, two WCs, walk-in Wardrobe, walk-in Pantry separate Lounge and separate Kitchen.

The property benefits from underfloor heating throughout the property with each room/area on a separate thermostat whilst air filtration system vents can be found in each room also.

Driveway parking for several vehicles can be found to the front elevation with further sandstone courtyard on your approach to the front door. The rear garden is a wonderful space mainly laid to lawn with large entertaining patio accessed via French doors from the open plan Living Space ensuring the perfect space to host OR relax no matter the season. The garden area is bordered and secured by a combination of timber fencing making it ideal for those with pets and young children.

FEATURES

- Stunning Detached Residence
- Four Double Bedrooms, each with En Suites
- Under Floor Heating Throughout
- Air Filtration System throughout
- Boasting additional 1 Acre Paddock
- Ideal for access to A38 and M1
- Local to Walking Routes
- Stunning Open Plan Living Kitchen
- Just under 3000 Sq Ft
- Potential AIRBNB/Annex with separate Kitchen



ROOM DESCRIPTIONS

Entrance Hall

WC

1.48m x 1.29m (4' 10" x 4' 3")

Bedroom One

5.63m x 3.81m (18' 6" x 12' 6")

En Suite One

2.19m x 1.78m (7' 2" x 5' 10")

Bedroom Two

5.97m x 3.09m (19' 7" x 10' 2")

En Suite Two

2.74m x 2.06m (9' 0" x 6' 9")

Bedroom Three

4.10m x 3.15m (13' 5" x 10' 4")

Walk In Wardrobe

2.69m x 2.12m (8' 10" x 6' 11")

En Suite

2.77m x 2.04m (9' 1" x 6' 8")

Living Area

5.47m x 4.49m (17' 11" x 14' 9")

Dining Area

6.54m x 6.29m (21' 5" x 20' 8")

Kitchen

4.89m x 4.07m (16' 1" x 13' 4")

Walk-in Pantry

2m x 1.66m (6' 7" x 5' 5")

Utility Room

3.43m x 3.07m (11' 3" x 10' 1")

WC

Kitchen Two

4.04m x 2.51m (13' 3" x 8' 3")

Lounge

5.38m x 4.60m (17' 8" x 15' 1")

Bedroom Four

4.65m x 4.39m (15' 3" x 14' 5")

En Suite Four

2.93m x 1.23m (9' 7" x 4' 0")

Outside

Driveway parking for several vehicles can be found to the front elevation with further sandstone courtyard on your approach to the front door. The rear garden is a wonderful space mainly laid to lawn with large entertaining patio accessed via French doors from the open plan Living Space ensuring the perfect space to host OR relax no matter the season. The garden area is bordered and secured by a combination of timber fencing making it ideal for those with pets and young children. Additional one acre paddock lends itself to those with agricultural or equestrian needs.

Council Tax

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

