

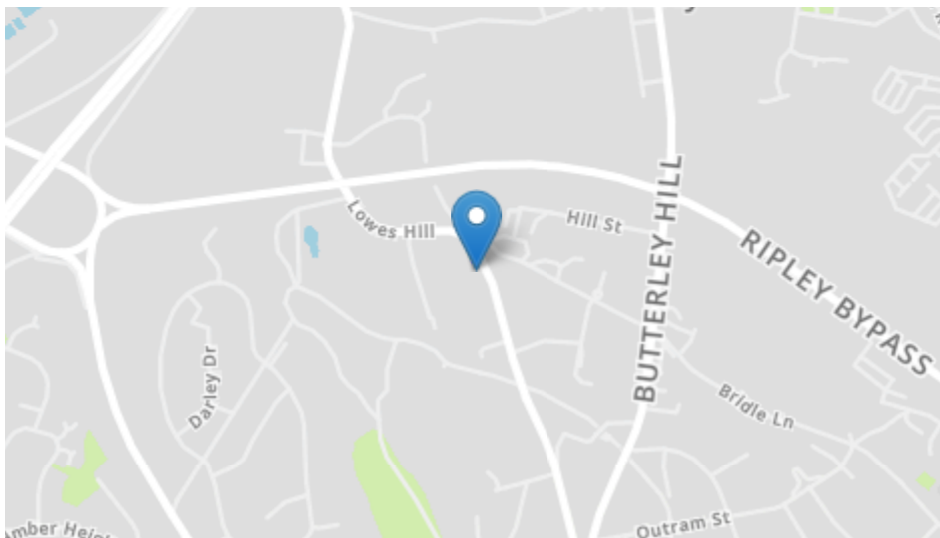
Lowes Hill, Ripley, DE5 3DW

£190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27649313

- Extended Mid Terrace Home
- 2 Double Bedrooms
- Open Plan Dining Kitchen & Sitting Room
- Separate Lounge
- Generous Rear Garden with Fully Fitted Summer House
- Stunning First Floor Bathroom
- Presented To A Very High Standard
- Viewing A Must!

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** STRAIGHT OUT OF A MAGAZINE *** Watsons are pleased to offer for sale this STUNNING mid terrace home, which has been extended to the rear and is presented to an exceptionally high standard throughout. This immaculate home is bursting with character & charm with features including; 2 DOUBLE bedrooms, lounge, stunning open plan dining kitchen & sitting room, first floor bathroom and landscaped rear garden with garden room. Located within Ripley, Loves Hill is conveniently located with access to a wide array of amenities and transport links as well as being within easy access of both Derby City Centre & Nottingham City Centre. This property truly is a credit to the current owners & having previously featured in Home Style Magazine we can certainly see why! This property could be yours, it all starts with a viewing - contact our Eastwood team today to book. 0115 938 5577 (option 2).

Ground Floor

Lounge

4.08m x 3.41m (13' 5" x 11' 2") UPVC double glazed bay window to the front and entrance door to the side. Feature fireplace with brick surround, radiator, luxury vinyl tile wood effect flooring and door to the sitting room.

Sitting Room

3.54m x 3.11m (11' 7" x 10' 2") Feature inglenook fireplace with brick built surround and inset multi fuel burner, luxury vinyl tile wood effect flooring, radiator, ceiling spotlights, stairs to the first floor and open to the dining kitchen.

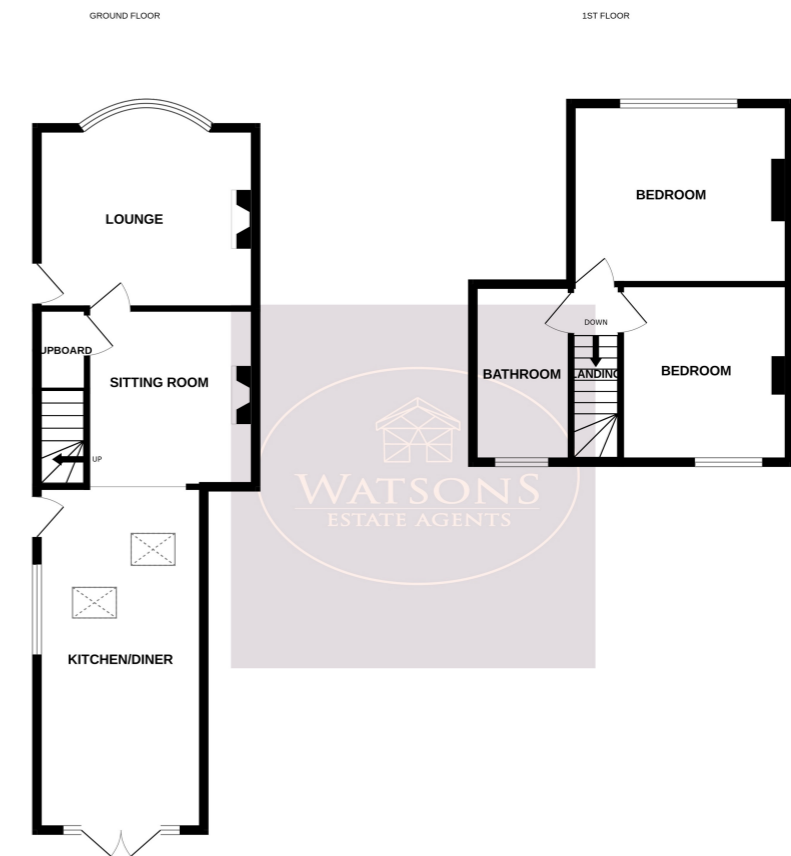
Dining Kitchen

6.44m x 3.15m (21' 2" x 10' 4") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated dishwasher and space for range cooker with extractor over. Tiled flooring with laminate wood flooring in the dining area. Ceiling spotlights, 2 radiators and wall mounted combination boiler. 2 Velux windows, uPVC double glazed window and door to the side and uPVC double glazed windows and French doors to the rear.

First Floor

Landing

Ceiling spotlights, doors to both bedrooms and the bathroom.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mettler 02/20

Bedroom 1

4.22m x 3.36m (13' 10" x 11' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

3.5m x 3.1m (11' 6" x 10' 2") UPVC double glazed window to the rear and radiator.

Bathroom

White 4 piece suite comprising wc, pedestal sink unit, freestanding bath and shower cubicle with mains fed rainfall shower. Tiled floor, fully tiled walls, ceiling spotlights and heated towel rail. Obscured uPVC double glazed window to the rear.

Outside

The landscaped rear garden is enclosed by brick wall and timber fencing to the perimeter with gated access to the side and comprises; paved patio seating area with steps leading down to a turfed lawn, flower bed borders with a range of plants and shrubs, and timber decking leading to the garden room.

Garden Room

Laminate wood flooring, ceiling spotlights, electric heater and fitted with power. UPVC double glazed windows to the front and side, French doors to the front and door to the rear leading to a storage room.