

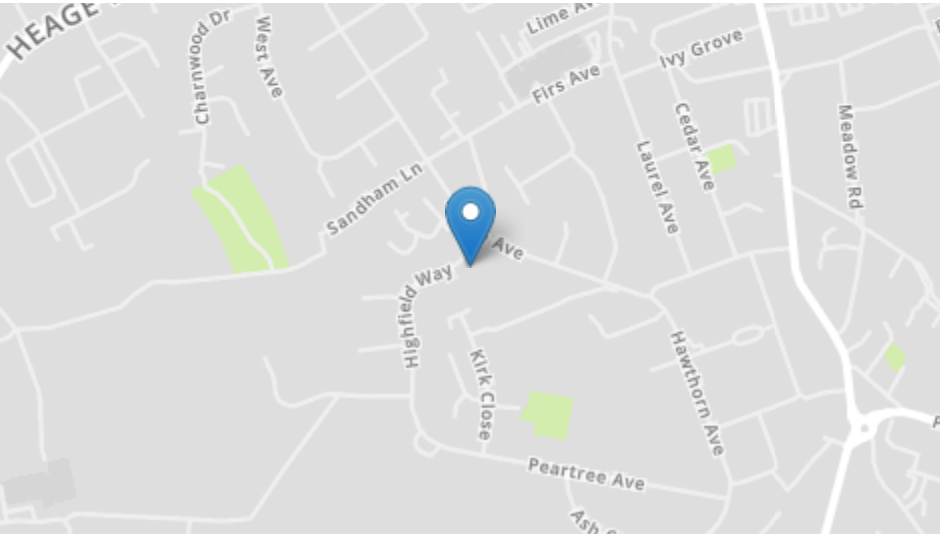
Highfield Way, Ripley, DE53RT

Guide Price £290,000



Highfield Way, Ripley, DE5 3RT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	85
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Bungalow
- 2 Double Bedrooms
- Spacious Lounge and Garden Room
- Modern Fitted Breakfast Kitchen
- Re Fitted Shower Room
- Driveway & Garage
- Beautifully Maintained South Facing Rear Garden
- Well Presented Throughout

Our Seller says....

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 - 29015049

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



*** GUIDE PRICE £290,000- £300,000 *** A SUN WORSHIPPERS SOUTH FACING SPLENDOUR! *** This beautiful 2 bedroom detached bungalow sits on a generous SOUTH FACING plot with a beautifully maintained garden to the rear and is perfect for local shops, public transport and nearby to Ripley hospital. Perfect inside too as the current owners have re-furbished the property to a high standard and boasts a fully fitted kitchen with integrated appliances, living room opening onto a large conservatory overlooking the stunning garden, re-furbished shower room and ample private parking to the front. Call us today to book your viewing of this delightful bungalow!

Breakfast Kitchen

4.15m x 3.71m (13' 7" x 12' 2") A range of matching wall & base units with granite worksurfaces incorporating an inset 1.5 bowl stainless steel sink unit. Integrated appliances including washing machine, waist height oven and microwave and induction hob with extractor over. American fridge freezer, vertical radiator, ceiling spotlights, cupboard housing the wall mounted combination boiler and tiled floor. Central island with granite worksurface, breakfast bar and providing further storage. UPVC double glazed window to the rear and entrance door to the side, open to the lounge.

Lounge

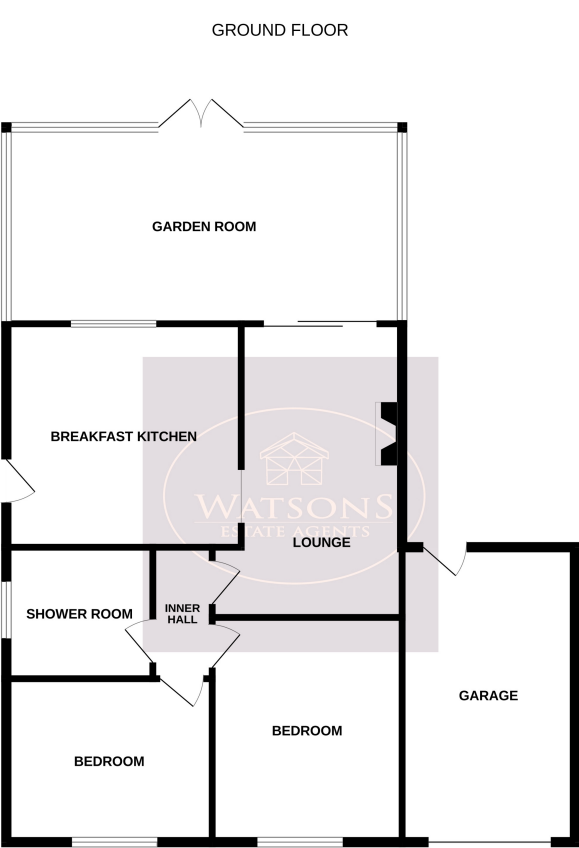
5.46m x 3.59m (17' 11" x 11' 9") Feature fireplace surround with inset electric fire, 2 vertical radiators and uPVC double glazed sliding patio doors to the Orangery and door to the inner hall.

Garden Room

Brick and uPVC double glazed construction with windows to the sides and rear. Tiled floor, 2 radiators and French doors to the rear garden.

Inner Hall

Access to the attic and doors to the lounge, both bedrooms and the shower room.



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 Metropix 12/2025

Bedroom 1

3.63m x 3.63m (11' 11" x 11' 11") UPVC double glazed window to the front, radiator and fitted wardrobe.

Bedroom 2

3.59m x 2.75m (11' 9" x 9' 0") UPVC double glazed window to the front and radiator.

Shower Room

White 4 piece suite comprising concealed cistern wc, vanity sink unit with storage, bidet and walk in shower cubicle with mains fed shower. Heated towel rail, ceiling spotlights, tiled floor and fully tiled walls. Obscured uPVC double glazed window to the side.

Outside

The front of the property is palisaded by brick wall and comprises gravel flower bed with a range of plants and shrubs, brick paved driveway leading to the garage fitted with power and up & over door, and paved pathway leading alongside to the entrance door. The beautifully landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio seating areas, turfed lawn, timber shed and flower bed borders with a range of plants and shrubs.