



£339,950

Hill Street, Ripley DE5 3LZ

Bungalow | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Extended, Detached Family Home
- Superbly presented, Modern And Contemporary Style Throughout
- Generous Open Plan Kitchen/Dining/Living Area
- Lounge With Feature Fireplace
- 2 Double Bedrooms
- Modern Bathroom With Bath And Separate Double Shower
- Extensive Driveway And Detached Garage
- Quiet Cul-De-Sac Location
- Landscaped garden And Outside Entertaining Space
- Viewing Essential To Appreciate Quality And Finish

Property Description

Derbyshire Properties are delighted to present this extended, spacious and totally renovated detached bungalow located on a quiet cul-de-sac position. Located on a sizable plot and offering a wealth of off street parking, detached garage and private gardens to the front and rear.

Main Particulars

Derbyshire Properties are delighted to present this extended, spacious and totally renovated detached bungalow located on a quiet cul-de-sac position. Located on a sizable plot and offering a wealth of off street parking, detached garage and private gardens to the front and rear. This is the ideal purchase for families or buyers looking to downsize. Offering contemporary modern open plan living with beautiful fixture and fitting throughout we are expecting high levels of interest and an internal inspection should be undertaken to avoid disappointment.

Side Reception Hall

1.17m x 4.50m (3' 10" x 14' 9") With newly installed composite door to the side elevation with adjoining obscured side panel, spotlights to ceiling, wall mounted radiator.

Living Room

5.39m x 3.49m (17' 8" x 11' 5") With double glazed windows to the front and side elevations, wall mounted radiator, TV and telephone points. The feature focal point of the room is a wall mounted electric fire with modern decorative surround.

Open Plan Living Kitchen

Kitchen Area

4.76m x 3.16m (15' 7" x 10' 4") This superb open plan living kitchen is light and airy room with two sets of bifold doors opening onto the rear garden space. The kitchen area comprises of a range of matching wall and base mounted units with 'Quartz' work surfaces incorporating a sink drainer unit with mixer taps and complimentary splashback areas, double inbuilt electric oven and microwave, space for fridge freezer, Spotlights to ceiling and wood effect floor covering. Feature focal point of the room is a substantial central island with inset electric induction hob and ceiling mounted double illuminated extractor canopy.

Dining Area

5.16m x 3.46m (16' 11" x 11' 4") Two floor to ceiling modern radiators, built-in pantry and internal door accessing the reception hall.

Bathroom

2.62m x 2.47m (8' 7" x 8' 1") This beautifully fitted sizable bathroom comprises of a four piece suite containing panelled bath, wall mounted vanity unit, WC and walk-in double shower enclosure with complimentary floor to ceiling glass screen and wall mounted mains fed shower attachment over. Part tiling to walls, wall mounted chrome heated towel rail, two double glazed windows to the side elevation, spotlights/extractor fan to ceiling and feature floor covering.

Bedroom 1

5.51m x 3.52m (18' 1" x 11' 7") With double glazed window to the rear and side elevation, wall mounted radiator space for freestanding wardrobes.

Bedroom 2

3.58m x 3.52m (11' 9" x 11' 7") With double glazed windows the front and side elevation, wall mounted radiator and space for bedroom furniture.

Outside

The front garden is mainly laid to lawn with a stone wall boundary, enclosed on both sides by timer fencing to neighbouring properties. A tarmac driveway to the side elevation provides parking for approximately 4-5 vehicles giving access to a detached garage with open over door light and power. The rear garden has been landscaped and offers an L-shaped entertaining terrace constructed from pressed concrete, lawn with central compass feature, press concrete pathways, conifer screening, timber fenced boundaries an outside lighting and tap.

COUNCIL TAX

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

Additional Information

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.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

 **DERBYSHIRE
PROPERTIES**
= RAINBOW IN REALTY =

www.derbyshireproperties.com