



£450,000

Ripley Road, Heage , Belper DE56 2HU

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- \*\*\* GUIDE PRICE  
£450,000 - £475,000 \*\*\*
- Stunning Detached Cottage
- 4 Bedrooms
- Beautifully Presented Throughout
- Large Landscaped Side & Rear Gardens
- Large Driveway & Detached Garage
- Sought After Village Location
- Utility Room And Cloakroom/WC
- Ideal Family Purchase
- View Essential!
- COUNCIL TAX BAND C

## Property Description

\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\* New to the market is this stunning four bedroomed completely modernised detached cottage located on a sizable plot and offering superb landscape gardens, ample parking/garage and far-reaching views

## Main Particulars

\*\*\* GUIDE PRICE £450,000 - £475,000 \*\*\*

Derbyshire Properties are delighted to present this superbly four bedroom detached cottage positioned on a large plot with stunning landscaped gardens, offering superb views of the surrounding countryside. Internally the property is presented to a high specification of benefits from superbly appointed bathrooms and open plan kitchen. The location is regarded highly and we recommend that an early internal inspection should be undertaken to avoid disappointment.

### Main Entrance Hall

0.84m x 2.07m (2' 9" x 6' 9") Entered via a sealed unit double glazed door from the front elevation, wall mounted radiator, carpeted staircase to 1st floor landing and internal oak doors accessing both the lounge and living kitchen.

### Living Room

4.67m x 3.11m (15' 4" x 10' 2") With double glazed window to the front elevation with bespoke fitted shutters, TV point and wall mounted radiator. The feature focal point of the room is a cast-iron log, burning fire with exposed brick backdrop, exposed, timber lintel and raised tiled hearth.

### Open Plan Living Kitchen

6.55m x 3.27m (21' 6" x 10' 9") This beautifully presented room is the hub of the house and comprises of a large entertaining space with dual aspect windows to the front and rear elevations, with the addition of a side window providing high levels of natural light. The dining area is accessed via the main entrance hallway and has wood floor covering, wall mounted radiator, TV point and under stairs storage cupboard. A central breakfast bar with quartz worksurface acts as a part divide between the dining and kitchen area's.

The beautifully fitted kitchen comprises of a range of modern wall and base mounted matching shaker units with quartz worksurface incorporating a 1 1/2 bowl sink drainer unit with mixer taps and heritage tiled splashback's. The kitchen incorporates a number of appliances to include electric fan assisted oven, proving drawer, convection microwave oven and induction hob with stainless steel extractor canopy over. Space for dishwasher and fridge freezer. Solid wood floor covering is continued from the dining area, spotlights to ceiling and internal oak door accessing the rear entrance hallway.

### Rear Hall

2.67m x 1.33m (8' 9" x 4' 4") With the continuation of the floor covering from the open plan living kitchen area, double glazed sealed unit door to the rear elevation door opening into a inner hallway that provides direct access to the downstairs WC and utility room.

### Inner Hallway

1.02m x 1.18m (3' 4" x 3' 10")

#### Cloakroom/Wc

1.75m x 0.88m (5' 9" x 2' 11") With low-level WC, wall mounted slimline vanity unit with tiled splashback, ceiling mounted extractor fan, wood floor covering and wall mounted modern heated towel rail.

#### Utility Room

2.90m x 1.78m (9' 6" x 5' 10") With the continuation of the floor covering and matching units from the kitchen comprising of a range of wall and base mounted units with quartz work surface and splashback's. Incorporating a single stainless steel sink drainer unit, space for fridge freezer, washing machine and tumble dryer, under cupboard lighting, extractor fan and spotlights to ceiling and double glazed window to the rear elevation.

#### First Floor

##### Landing

0.82m x 2.75m (2' 8" x 9' 0") Accessed via the main entrance hallway with large ceiling mounted loft access point with pulldown ladder wall, mounted alarm control panel and internal oak doors accessing all bedrooms and bathroom.

##### Bedroom 1

3.60m x 3.60m (11' 10" x 11' 10") With double glazed window to the front elevation with bespoke fitted shutters, built-in storage cupboard, wall mounted radiator, TV point space for bedroom furniture.

##### Bedroom 2

3.55m x 3.04m (11' 8" x 10' 0") With double glazed window with bespoke fitted shutters to the front elevation, wall mounted TV point, radiator and space for bedroom furniture.

##### Bedroom 3

3.85m x 2.78m (12' 8" x 9' 1") With double glazed window to the rear elevation providing views of the garden and countryside beyond, wall mounted radiator and space for bedroom furniture.

##### Bedroom 4

1.80m x 2.78m (5' 11" x 9' 1") (currently used as an office) With double glazed window to the rear elevation, wall mounted radiator and space for wardrobes.

#### Bathroom

2.72m x 1.86m (8' 11" x 6' 1") This beautifully presented modern suite comprises of a bath with wall mounted mains fed shower and attachment over with complimentary shower screen. Part tiling to walls, double glazed obscured window, encased WC, large modern vanity unit with storage beneath, slimline 'floor to ceiling' linen storage cupboard, wall mounted heated towel rail, wall mounted his & hers mirror fronted cabinets, spotlighting to ceiling, tiled floor covering, radiator and extractor fan.

## Outside

This gorgeous highly landscaped garden is located to the side and rear elevations offering large, lawns, stock flowerbeds and borders, mature, planting provides high degrees of privacy to neighbouring properties and being enclosed by attractive stone wall boundaries on all sides.

The focal points of the garden include a beautiful wildlife pond with water feature, located on a raised decking base with attractive surrounding planting.

The main focal point of the garden is a stunning log cabin/studio with light, power and TV point, wood effect modern floor covering, decking entertaining terrace, wall mounted air-conditioning/heater unit and space for garden furniture.

The garden also offers lighting throughout, outside tap and direct access to the parking area via a wooden garden gate.

## Garage & Parking

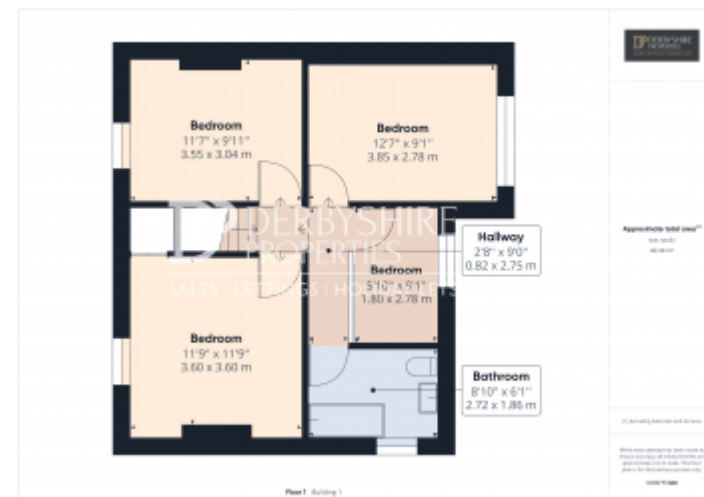
Accessed via a side lane and located at the rear of the garden is this large gravelled parking area providing parking for several vehicles and a timber constructed detached garage with double opening doors. A further large lawn can also be found that is enclosed by mature hedge row with a range of inset planted trees and beautiful silver birch.

## Disclaimer

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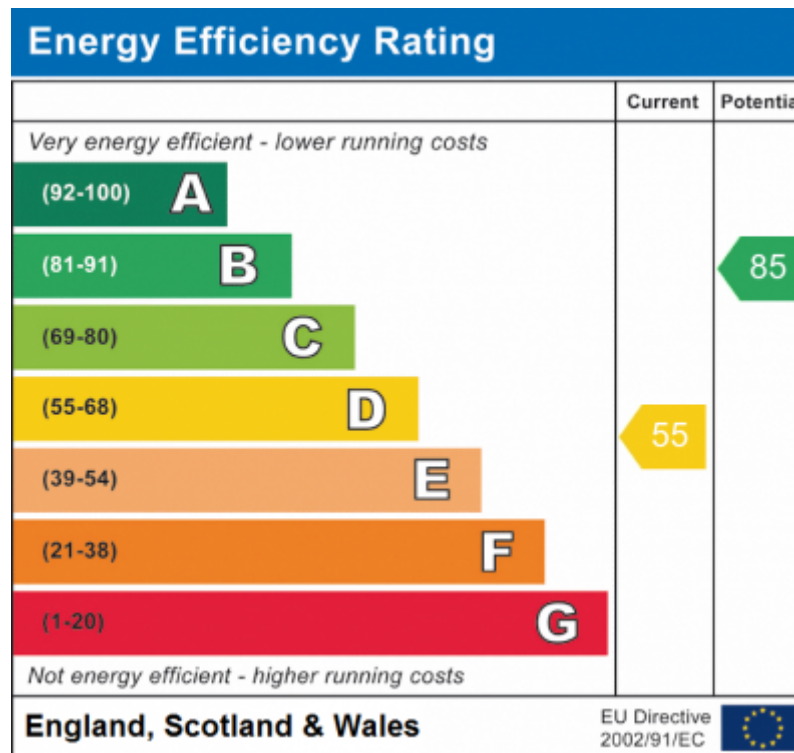




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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