



£325,000

Denby Bank, Ripley DE5 8LD

Detached House | 4 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Detached Family Home
- 4 Bedroom, 2 Bathrooms
- Beautifully Landscaped Gardens
- Driveway & Attached Garage
- Excellent Transport Links
- Ideal Family Home
- Modern Shower Room
- Kitchen/Diner
- View Without Delay
- COUNCIL TAX BAND D

Property Description

Located in a popular and quiet residential area is this modern four bedroom detached property presented to a high standard and offering superb transport connections.

Main Particulars

Derbyshire Properties are pleased to present this well presented four bedroom detached family home, located within a quiet residential area. The property briefly comprises of :- Entrance hall, WC, living room and dining/kitchen. To the first floor there is a landing, four bedrooms with the master bedroom having en-suite facility and additional shower room. To the outside is a driveway, garage and beautifully landscaped private rear garden. We believe the property would ideally suit a family and an early internal inspection should be undertaken to avoid disappointment.

Entrance Hall

1.94m x 4.12m (6' 4" x 13' 6") With composite door entering from the front elevation, wall mounted radiator, carpeted staircase to 1st floor landing with useful storage cupboard, internal doors provide access into the living room, kitchen and WC.

Cloakroom/WC

0.99m x 1.80m (3' 3" x 5' 11") With low level WC, wall mounted radiator, pedestal wash hand basin with attractive tiled backdrop and extractor fan to ceiling.

Living Room

3.63m x 5.64m (11' 11" x 18' 6") With double glazed window to the front elevation, French doors to the rear elevation with adjoining floor to ceiling side panels, wall mounted radiators and TV point. The feature focal point of the room is a stainless steel electric fire with modern decorative surround, backdrop and raised hearth.

Kitchen/Dining Room

3.09m x 5.65m (10' 2" x 18' 6") Mainly comprising of range of matching wall and base mounted units with modern flat edged work surface incorporating a one a half bowl stainless steel sink drainer unit with mixer taps and tiled splashback areas. A number of integrated appliances can also be found and these include dishwasher, double electric oven, five ring gas hob with stainless steel extractor canopy. Under cupboard lighting, double glazed window to the rear elevation, LTV floor covering, wall mounted shelving, double glazed window to front elevation and external door leading to side driveway.

First Floor

Landing

3.12m x 2.11m (10' 3" x 6' 11") Accessed via the main entrance hallway with double glazed window to the rear elevation, linen storage cupboard and internal doors accessing all four bedrooms and family bathroom with loft access point to ceiling.

Bedroom 1

2.53m x 3.20m (8' 4" x 10' 6") With double glazed window, wall mounted radiator, mirrored fitted wardrobes providing useful storage and hanging space and internal

door accessing the en-suite shower room.

En-suite

1.43m x 2.33m (4' 8" x 7' 8") This modern, three piece white suite contains WC, pedestal wash hand basin and modern shower enclosure with main shower and attachment over with complementary sliding glass doors. Part wall tiling, double glazed obscured window, spotlights and extractor fan, electrical shaver point, LTV floor covering and wall mounted chrome heated towel rail.

Bedroom 2

3.15m x 2.71m (10' 4" x 8' 11") Double glazed windows to the rear and side elevations, wall mounted radiator and TV point.

Bedroom 3

2.53m x 3.20m (8' 4" x 10' 6") Double glazed window, wall mounted radiator.

Bedroom 4

2.45m x 2.83m (8' 0" x 9' 3") With double glazed window and wall mounted radiator.

Shower Room

2.19m x 1.74m (7' 2" x 5' 9") This beautifully remodelled shower suite comprises of a WC, pedestal wash hand basin and large shower enclosure with feature rainfall shower and additional shower attachment over. Attractive floor to ceiling wall tiling, LTV floor covering, wall mounted chrome heated towel rail, electrical shaver point, double glazed obscured window and wall mounted illuminating mirror.

Outside

The small front garden has been landscaped for low maintenance and has attractive inset planting. The side driveway provides parking for one vehicle and gives access to an attached garage with up over door, light and power and additional door giving access to the rear garden.

The rear garden has been professionally landscaped and offers a shaped paved patio area. Ideal for outside entertaining, Astroturf lawn, timber fenced boundaries, garden shed, stocked flowerbeds and borders. There is also an additional paved patio area, housing hot tub with pergola over. Outside security system, tap and lighting.

Disclaimer

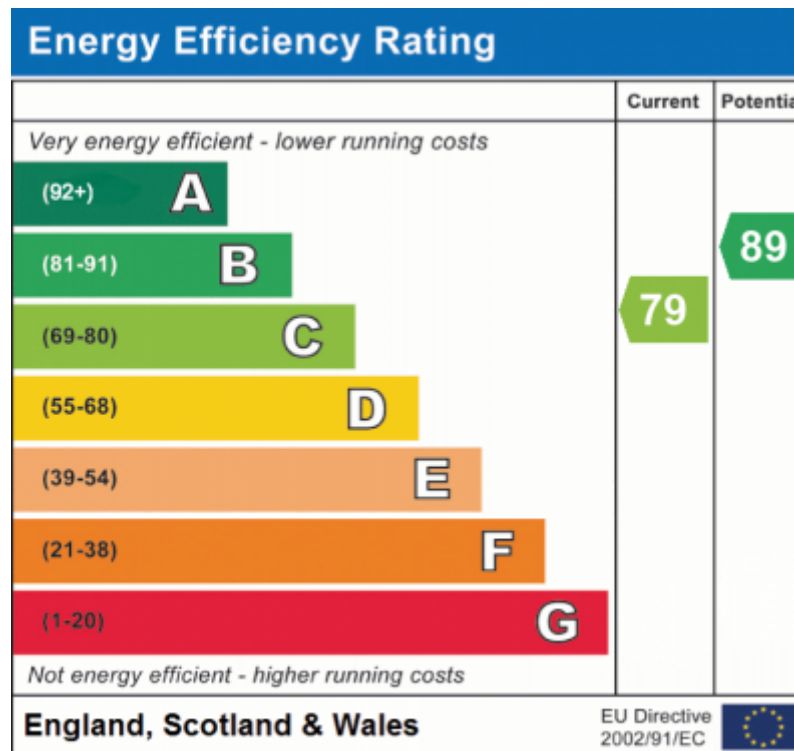
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.





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



Telephone: 01773 820983

 **DERBYSHIRE
PROPERTIES**
= RAMP & RESTIMAR =

www.derbyshireproperties.com