



£190,000

Bottles Farm Close, Ripley DE5 8RP

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE
PROPERTIES
SALES • LETTINGS • HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- 2 Bedroom, 1 Reception Rooms
- Ground Floor WC
- Kitchen/Diner
- Front & Rear Gardens
- Side Driveway
- Ideal First Time Buy
- Modern Semi Detached House
- COUNCIL TAX BAND B

Property Description

Located within a modern private residential area is this beautifully presented modern two bedroom semi detached property that would ideally suit a first time buyer.

Main Particulars

Derbyshire Properties is pleased to present this well-appointed modern two-bedroom semi-detached home, situated in a tranquil residential area. The property features a thoughtfully designed layout, comprising a welcoming living room, a convenient WC, and a spacious kitchen/dining room on the ground floor.

On the first floor, a landing provides access to two generously sized double bedrooms and a well-equipped bathroom. Externally, the home boasts a small front garden, a fully enclosed rear garden, and a side driveway, offering ample parking space.

This property is ideally suited for first-time buyers eager to embark on their journey onto the property ladder, as well as those considering downsizing. We invite you to explore this excellent opportunity to secure a charming home in a peaceful setting.

Living Room

With composite door leading in from the front elevation, double glazed window, staircase to 1st floor landing with under stairs storage alcove, wall mounted radiator and TV point.

Cloakroom/WC

With low-level WC and wall mounted wash hand basin. Ceiling mounted extractor fan and wall mounted radiator.

Kitchen/Diner

Briefly comprising of a range of wall and base mounted matching units with modern flat edged work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with splashback areas. Integrated appliances include:- electric oven, four ring gas hob with stainless steel splashback/extractor canopy and dishwasher. Undercounter space and plumbing for washing machine, space for fridge/freezer, undercover lighting, wood floor covering under double glazed window and French doors to the rear elevation.

First Floor

Landing

Accessed via the living room with ceiling mounted loft access point and internal doors provide access to both bedrooms and the bathroom.

Bedroom 1

With two double glazed windows to the front elevation, wall mounted radiator and space for wardrobes.

Bedroom 2

With two double glazed windows to the rear elevation, wall mounted radiator and space for wardrobes.

Bathroom

Comprising of a modern three piece white suite containing WC, pedestal wash hand basin and panelled bath with main fed, shower and attachment over and complementary glass shower screen. Fully tiled walls, wood floor covering, wall mounted radiator and spotlights/extractor fan ceiling.

Outside

To the front elevation is a small area of lawn with paved pathway leading to the entrance door. To the side elevation is another area of lawn with timber fence boundaries and block paved driveway that provides parking for two vehicles. The rear garden is mainly laid to lawn with paved patio, timber fenced boundaries and outside 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.





Image not found

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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Image not found

Telephone: 01773 820983

 **DERBYSHIRE**
PROPERTIES
= ANNO DOMINI 1880 =

www.derbyshireproperties.com