



£225,000

Ripley Road, Belper DE56 2HU

Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- ***SOLD VIA MODERN AUCTION***
- Extended Detached Family Home
- Beautiful Countryside Views To Rear
- Through Lounge/Diner
- Conservatory
- Off Street Parking
- No Chain
- Large Landscaped Gardens
- Ideal Family Purchase
- COUNCIL TAX BAND C

Property Description

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional. A charming detached house boasting 3 bedrooms, a garage, and a spacious garden. This attractive property is situated in the sought-after village of Heage, offering picturesque views of the scenic countryside from its rear

Main Particulars

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Derbyshire Properties is delighted to offer this delightful detached house that exudes character and charm. With three bedrooms, a garage, and a generously sized garden, this appealing property is located in the highly desirable village of Heage. Notably, it boasts picturesque views of the stunning countryside from its rear.

Entrance Hall

0.87m x 0.85m (2' 10" x 2' 9") Entered via a composite door from the front elevation, staircase to the 1st floor landing and internal doors leading to both lounge/dining room and living room.

Lounge/Dining Room

3.71m x 6.36m (12' 2" x 20' 10") Previously two rooms is this spacious lounge/dining room with double glazed window to front elevation, wall mounted radiator, decorative coving to ceiling, wall lighting and TV point. The feature focal point of the room is an exposed stone fireplace with tiled hearth. Door opening lead to:-

Sun Room/Conservatory

4.06m x 2.72m (13' 4" x 8' 11") Constructed from a brick base, UPVC units and pitched roof with wall mounted air-conditioning unit, tiled floor covering and double

glazed French doors to the rear and side elevations.

Living Room

3.70m x 3.54m (12' 2" x 11' 7") Located to the front elevation with double glazed window, wall mounted radiator, decorative coving, additional window to the side elevation, wall mounted lighting and under stairs storage alcove. The feature focal point of the room is a wall mounted living flame gas fire with decorative surround, marble effect backdrop and raised hearth.

Kitchen

3.40m x 2.53m (11' 2" x 8' 4") Mainly comprising of a range of wall and base mounted matching units with flat edged worksurface incorporating a single stainless steel sink drainer unit with mixer taps and tile splashback areas. Integrated electric oven and hob with stainless steel extractor canopy over, integrated fridge and freezer. Double glazed windows to the rear elevation, door leading to a side porch, wall mounted radiator, tiled floor covering and decorative coving into ceiling.

Side Porch/Utility

0.93m x 1.83m (3' 1" x 6' 0") UPVC construction with door leading to the side elevation and space and plumbing for automatic washing machine.

First Floor

Landing

0.83m x 0.86m (2' 9" x 2' 10") Accessed via the main entrance, decorative dado rail and internal doors accessing all bedrooms and bathroom.

Bedroom 1

3.74m x 3.56m (12' 3" x 11' 8") With double glazed window to the front elevation, wall mounted radiators and decorative coving

Bedroom 2

3.75m x 3.56m (12' 4" x 11' 8") With double glazed window to the front elevation, additional window to the side elevation, wall mounted radiator, decorative coving and space for wardrobes.

Bedroom 3

3.45m x 2.45m (11' 4" x 8' 0") Double glazed window to the rear elevation overlooking the delightful rear garden and countryside view beyond. Decorative coving to ceiling, wood effect laminate floor covering and wall mounted radiator.

Bathroom

2.26m x 2.53m (7' 5" x 8' 4") Comprising of a three-piece modern white suite to contain WC, pedestal wash hand basin and panelled bath. Part tiling to walls, double glazed obscured window, wood effect laminate floor covering, wall mounted radiator and linen storage cupboard.

Shower Room

1.02m x 1.31m (3' 4" x 4' 4") Accessed via folding doors from the landing. This shower room with shower enclosure with mains shower attachment over, wall mounted

extractor fan, part wall tiling and wall mounted radiator.

Outside

To the front elevation is a block paved driveway that provides parking for two vehicles. Gated access to the side elevation then leads to a sizable block paved entertaining terrace that provides access to a detached garage/workshop.

The delightful rear garden offers a large lawn with inset pathway, conifer screening to neighbouring properties, stocked flowerbeds and borders, wall boundaries and further gravelled seating area providing beautiful open views across countryside.

Disclaimer

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- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
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- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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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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