



£385,000

Devonshire Avenue, Ripley DE5 3SS

Detached House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Executive Detached Family Home
- 4 Double Bedrooms
- Large Private Plot
- Landscaped Gardens With Private Outlook
- 4-5 Car Driveway Plus Caravan/Boat Storage
- Modern Bathrooms
- Large Living & Dining Rooms
- Very Popular Location
- Viewing Essential
- COUNCIL TAX BAND D

## Property Description

Located within the very popular Amber Heights development in Ripley is this executive four bedroom detached family home that is presented well throughout and offers a sizable plot with extensive parking.

## Main Particulars

Derbyshire Properties are delighted to present this well proportioned and presented executive four double bedroom detached family home. The property is situated within the Amber Heights development of Ripley and is locally regarded as one of Ripley's premium addresses. We recommend the property would ideally suit families looking for spacious living accommodation with excellent road links close by, coupled with a lovely location and private, well cared for gardens.

### Entrance Porch

1.61m x 1.39m (5' 3" x 4' 7") Internal double doors with glass inserts, carpeted staircase to 1st floor landing, decorative wall lighting, and wall mounted radiators.

### Entrance Hall

5.31m x 1.67m (17' 5" x 5' 6") Decorative coving and dado rail, internal double doors with glass inserts, carpeted staircase to 1st floor landing, decorative wall lighting and wall mounted radiators.

### Cloakroom/WC

1.34m x 1.37m (4' 5" x 4' 6") This beautifully refitted and remodelled downstairs WC comprises of a high gloss modern vanity unit with attached encased toilet, feature work surface and tiled splashback area. Wall mounted chrome heated towel rail, tiled floor covering, decorative coving to ceiling and double glazed obscured window.

### Living Room

7.43m x 3.63m (24' 5" x 11' 11") This substantial living room provides space for all the family and benefits from a large double glazed window to the front elevation, decorative coving and dado rail, wall lighting, TV and telephone points and wall mounted radiators. The feature focal point of the room is a gas living flame effect fire with decorative surround, marble backdrop and raised hearth.

### Dining Room

3.63m x 3.28m (11' 11" x 10' 9") Located to the rear of the property is the spacious dining room with decorative coving to ceiling, wall mounted radiator and large UPVC patio doors allowing for direct access onto the rear garden terrace.

### Kitchen

2.38m x 4.48m (7' 10" x 14' 8") Mainly comprising of a range of wall and base mounted units with flat edged work surfaces incorporating an ceramic one and a half bowl sink drainer unit with mixer taps and tiled splashback areas. Inbuilt gas range with extractor canopy over, integrated appliances to include fridge/freezer and dishwasher. Wall mounted radiator, breakfast bar area, undercounter lighting, spotlights to ceiling, two double glazed windows to the rear elevation and door to the side elevation leading out onto the side driveway.

## First Floor

### Galleried Landing

4.23m x 1.90m (13' 11" x 6' 3") Accessed via the main entrance hall, decorative dado rail and coving, ceiling mounted loft access point and internal doors accessing all bedrooms and bathroom.

### Bedroom 1 (Master Suite)

4.76m x 3.18m (15' 7" x 10' 5") This large master suite benefits from a large double glazed window to the front elevation offering elevated distant views of Crich Stand and the surrounding countryside. Wall mounted radiator, decorative coving and a range of fitted wardrobes providing useful storage and hanging space.

### Bedroom 2

3.91m x 3.19m (12' 10" x 10' 6") With double glazed window to the rear elevation, decorative coving to ceiling, wall mounted radiator and a range of fitted bedroom furniture to include wardrobes and chest of drawers.

### Bedroom 3

3.93m x 2.63m (12' 11" x 8' 8") With double glazed window to the front elevation, decorative coving, wall mounted radiator and space for bedroom furniture.

### Bedroom 4

2.72m x 4.06m (8' 11" x 13' 4") With double glazed window to the rear elevation overlooking the rear garden and the park beyond, wall mounted radiator, storage space located in the eaves, wood floor covering, built-in storage cupboard and airing cupboard.

### Shower Room

2.60m x 1.89m (8' 6" x 6' 2") This well presented modern shower suite comprises of a WC, large wall mounted vanity unit with inset sink and walk-in shower enclosure with mains fed shower attachment over, floor to ceiling glass screening and attractive part wall tiling. Spotlights to ceiling, double glazed obscured window and tiled floor covering.

### Outside

The well-kept front garden mainly comprises of a lawn with mature planting/ screening to neighbouring properties. A larger than average double width driveway provides parking for approximately four vehicles and gives access to an integral garage with electric door. Side access gates lead to further parking for caravan/boat storage and gives direct access to the rear garden.

The beautifully landscaped rear garden offers high degrees of privacy from neighbouring properties, A well cared for lawn with large entertaining patio terrace, stocked herbaceous borders, timber fenced boundaries, shed, outside tap, security lighting and conifer screening.

### 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.

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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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