



£399,950

Station Lane, Ripley DE5 9SL

Detached House | 3 Bedrooms | 2 Bathrooms

01773 820983

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# Step Inside

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## Key Features

- Split Level Detached Family Home
- 3 Bedrooms & 3 Reception Rooms
- 2 Bathrooms
- Large Private Garden To Rear
- Semi-Rural Location
- Open Aspect With Views
- Ideal Family Purchase
- Driveway & Garage
- View Absolutely Essential!

## Property Description

Offered with no upward chain is the substantial split level detached family home located within a semi rural position and offering beautiful countryside views.

## Main Particulars

Derbyshire Properties are pleased to present this substantial split level detached family home located within a non-state semi rural position. The property boasts numerous living spaces and well proportion bedrooms with sizable garden with open views. The property briefly comprises of:- lower ground - games room and storeroom. Ground floor - entrance hallway, bathroom, large master bedroom, extended lounge, dining room, conservatory, kitchen, attached garage incorporating utility room and downstairs toilet. First floor.- galleried landing, two bedrooms and a bathroom. Externally the property is situated on a sizable plot with a well maintained low maintenance frontage, side driveway and attach garage. The rear garden mainly comprises of a lawn garden, sizable decking entertaining Terrace, vegetable plot all facing open views. We recommend the property will ideally suit families and an early internal inspection is truly essential to appreciate the accommodation on show.

### Lower Ground Floor

#### Games Room

3.79m x 6.95m (12' 5" x 22' 10") (potential living or bedroom) with double glazed patio doors to the rear elevation, wall mounted radiator, exposed beams to ceiling, wall mounted radiator, decorative wall lighting, storage cupboards, staircase to ground floor and useful storeroom.

#### Store Room

3.24m x 1.60m (10' 8" x 5' 3") Located under the main building with expose brick walls and wall mounted radiator.

### Ground Floor

#### Entrance Hall

2.10m x 4.16m (6' 11" x 13' 8") Entered via hardwood door with adjoining obscured glass windows from the front elevation, solid wood floor covering, staircase to 1st floor landing, wall mounted radiator and decorative wall lighting.

#### Bedroom 1 (Extended)

2.76m x 6.56m (9' 1" x 21' 6") This large extended bedroom is located to the front elevation with double glazed windows to the front and side elevations, wall mounted radiators, solid floor covering and range of fitted mirror fronted wardrobes that provide ample storage and hanging space.

#### Living Room (Extended)

3.31m x 7.63m (10' 10" x 25' 0") Located to the rear of the property and benefiting from superb countryside views to the rear and side elevations. Decorative coving to ceiling, wall mounted radiator, TV point and staircase to lower ground floor. The focal point of the room is an exposed brick fireplace housing, gas fire, and TV point.

#### Bathroom

2.09m x 2.65m (6' 10" x 8' 8") Comprising of a spa bath, WC and pedestal wash hand basin with separate shower enclosure with main fed shower and attachment over. Fully tiled walls, wood floor covering, decorative wall lighting, coving, wall mounted radiator and double glazed obscured window.

#### Dining Room

3.57m x 4.54m (11' 9" x 14' 11") Located between the conservatory and kitchen is the spacious reception room with solid floor covering, decorative covering and picture rail, wall mounted radiator, double glazed window to the side elevation and patio doors to the front elevation providing access into the conservatory.

#### Conservatory

3.39m x 2.99m (11' 1" x 9' 10") Constructed from a brick base UPVC units and insulated roof is the spacious conservatory with tiled floor covering, wall mounted radiators and decorative lighting. Located to the front elevation it provides access to the front garden via French doors.

#### Kitchen

3.56m x 2.69m (11' 8" x 8' 10") Comprising of a range of water base mount matching units with granite work surfaces incorporating a one and a half bowl sink drainer unit with mixer taps and granite splashback tiling. Integrated Aga with stainless steel extractor hood over, tiling walls, wall mounted radiator, tiled floor covering, spotlights to ceiling and double glazed window to the rear elevation overlooking countryside views. Due to the side elevation provides access into the attached side garage.

#### Attached Garage

Located to the side elevation with double doors to the front, light and power, door to the rear garden and internal doors accessing both utility room and WC.

#### Utility Room

With double glazed large picture window to the rear elevation, stainless steel sink, undercounter space and plumbing for both washing machine and tumble dryer.

#### WC

With double glazed obscured window to the side elevation low-level WC and tiled floor covering.

#### First Floor

##### Galleried Landing

2.09m x 3.93m (6' 10" x 12' 11") Accessed via the main entrance hallway with double glazed window to front elevation, decorative coving and ceiling mounted loft access point.

##### Bedroom 2

3.28m x 3.51m (10' 9" x 11' 6") With double glazed window to the rear elevation, wall mounted radiator and useful storage cupboard.

##### Bedroom 3

3.30m x 1.45m (10' 10" x 4' 9") Double glazed window to the front elevation, wall mounted radiator and two internal doors accessing to individual roof spaces that could

potential to be converted into additional rooms (subject planning permission).

#### Bathroom

2.05m x 1.45m (6' 9" x 4' 9") With an encased WC, wall mounted wash hand basin and separate standalone shower enclosure with main fed shower. Cladded walls, double glazed window, wall mounted chrome heated towel rail and vinyl floor covering.

#### 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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