



£475,000

Ripley Road, Belper DE56 2HU

Detached House | 3 Bedrooms | 1 Bathroom

01773 820983

DERBYSHIRE
PROPERTIES
SALES & LETTINGS

www.derbyshireproperties.com



Step Inside

Key Features

- Detached Residence
- In Need Of Improvement/Modernisation
- Large Plot With Potential To Extended/Develop
- Sought After Village
- Ideal Family or Development Opportunity
- 3 Bedroom, 2 Reception Rooms
- Open Views To The Rear Aspect
- Large Driveway & Detached Double Tandem Garage
- Country Garden
- Potential Building Plot (subject to planning permission)
- Viewing Absolutely Essential
- COUNCIL TAX BAND G

Property Description

An opportunity to acquire this superb and unique 1930s residence occupying large plot with potential building plot (subject to planning permissions).

Main Particulars

Derbyshire Properties are delighted to offer for sale is this truly unique 1930s detached residence occupying large plot. In need of some updating, the main residence offers a spacious reception hall, porch, two reception rooms, farmhouse kitchen with pantry, utility room and downstairs WC. The first floor gallery landing provides access to 3 double bedrooms and family bathroom. Externally the property is accessed via a shared driveway (which belongs to this property) with one other property and is positioned on an extremely large plot with parking for numerous vehicles, tandem double garage and potential building plot (subject to planning permission). The property also offers a beautiful country garden with open views across farmland. We recommend the property would ideally suit families or those looking for a potential development opportunity. We expect interest to be high and an immediate internal inspection should be undertaken.

Entrance Porch

Entered via hardwood door from the front elevation, quarry tiled floor covering and internal door leading to :

Reception Hall

This spacious reception hall is located to the middle part of the property with original staircase with under stairs storage cupboard, internal doors access both reception rooms and kitchen, wall mounted double radiator and picture rail.

Living Room

With original windows to front side elevations, decorative picture rail, wall mounted radiator and TV point. The feature focal point of the room is an original open fire with decorative wooden surround and tiled backdrop and hearth.

Dining Room

This room is a mirror image of the living room also having windows to the front and side elevations, wall mounted radiator and decorative picture rail. The focal point of the room is also an open fire with decorative wooden surround, tiled backdrop and hearth.

Farmhouse Kitchen

Comprising of a range of matching wall and base mounted units with granite worksurface incorporating Belfast sink with mixer taps and tile splashback areas, AGA located in the chimney recess, under cupboard lighting, corridor floor covering, wall mounted radiator, decorative picture rail and coving. Door and window to side elevation and internal door leading to:

Pantry

With the continuation of the quarry tiled floor covering from the kitchen, wall mounted shelving and obscured window. Internal door leads to:

Utility Room

This triangular shape room benefits from a stainless steel sink drainer unit, space and plumbing for both washing machine and dryer, wall mounted gas combination boiler, tiled floor covering, wall mounted radiator and double glazed window to the rear elevation.

Galleried Landing

Accessed via the main reception hall is this spacious light and airy landing with window to the front elevation and decorative picture rail and radiator.

Bedroom 1

With Windows front and side elevations, defective picture rail, wall mounted radiator, wall lighting and range of fitted wardrobes that provide ample storage and hanging space.

Bedroom 2

With windows to front and side elevations, wall mounted radiator, decorative picture rail and lighting, fitted wardrobes.

Bedroom 3

With double glazed window to side elevation offering beautiful elevated views across countryside and the village, wall mounted radiator and fitted wardrobes.

Family Bathroom

Comprising of a four piece suite to include WC, pedestal wash hand basin, panelled bath and shower enclosure with mains shower and attachment over. Windows to the rear and side elevations, wall mounted radiator, decorative dado rail and airing cupboard.

Outside

The property is located on a substantial plot with large curved driveway providing parking for numerous vehicles and access to a large double tandem garage with light and power (the garage lends itself to potential conversion into a residential dwelling, subject to planning permissions). The driveway is shared with one other property. The front garden has been landscaped over a number of years and offers areas of lawn, stone walls boundaries and a range of inset shrubbery and hedging. The main garden is located to the side elevation and offers further lawns, stocked flower beds/borders, hedge-row and vegetable plot. Greenhouse, timber garden shed all enclosed by hedgerow boundary and providing elevated views of the surrounding countryside. The property also offers a potential building plot (subject to suitable planning permissions).

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



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
= RAMPOL DETERMINED =

www.derbyshireproperties.com