



£250,000

Bottles Farm Close, Ripley DE5 8RP

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Modern Semi Detached House
- 3 Bedrooms & 1 Reception
- Cloakroom/WC
- En -suite
- Low Maintenance Garden
- Driveway
- Quiet Cul De Sac Location
- Ideal Family Or First Time Buy Purchase
- Useful Road Links
- COUNCIL TAX BAND C

## Property Description

An opportunity to acquire this beautifully presented modern three bedroom home located on a popular and quiet residential position.

## Main Particulars

Derbyshire properties are pleased to introduce for sale this modern three bedroom semi detached home that would ideally suit young families and first time buyers. The property briefly comprises of :-spacious entrance hallway, kitchen/dining room, cloakroom/WC and spacious lounge. To the first floor a landing provides access to all three bedrooms and bathroom with the en-suite being located off the master bedroom. Externally, the property offers a low maintenance garden and driveway.

### Entrance Hall

Entered via composite door from the front elevation, LTV floor covering, wall mounted radiator with decorative cover, carpeted staircase to the first floor landing with useful under stairs storage cupboard. Internal doors give access to all downstairs rooms..

### Cloakroom

With low-level WC, pedestal wash hand basin, wall mounted radiator, decorative dado rail, and wall mounted extractor fan.

### Kitchen/Breakfast Room

Comprising of a range of wall and base mounted units with modern flat edged worksurface incorporating a single stainless steel sink drainer with mixer taps and complimentary splashback areas. Integrated electric oven, four ring gas hob with stainless steel splashback and extractor canopy over, under counter space and plumbing for washing machine and space for American style fridge/freezer. Double glazed window to the front elevation, spotlights to ceiling, wall mounted radiator, TV point and double glaze French doors to the rear elevation.

### Living Room

With double glazed bay window to the front elevation, French door doors to the rear elevation, wall mounted radiator, TV point and attractive LTV floor covering.

### First Floor

#### Landing

With double glazed window to the front elevation, ceiling mounted loft access point, useful linen storage cupboard and internal doors access all bedrooms and bathroom.

#### Bedroom 1

With double glazed window to the front elevation, ceiling mounted loft access point, useful linen storage cupboard and internal doors access all bedrooms and bathroom.

#### En-Suite

Comprising of a modern three-piece shower suite to include WC, pedestal wash hand basin and shower enclosure with wall mounted electric shower and attachment over with complimentary glass screening. Double glaze obscured window, wall mounted electrical shaver point, ceiling mounted spotlights and extractor fan and wall mounted chrome heated towel rail.

#### Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator and fitted wardrobes.

#### Bedroom 3

Double glazed window to the front elevation, wall mounted radiator, space for wardrobes and useful storage cupboard.

#### Bathroom

Comprising of a three-piece white suite to contain WC, pedestal wash hand basin and panelled bath with main fed, shower and attachment and complimentary glass shower screen. Spotlights and extractor fan, wall mounted radiator and double glazed obscured window.

#### Outside

The property offers a small front garden which is mainly laid to lawn with a range of hedgerow. Located directly to the side of this is a block paved driveway providing parking for two vehicles with gated access to the rear garden. The rear garden has been landscaped for low maintenance and offers a small paved patio located directly outside the kitchen and living room areas. A low maintenance garden with timber fenced boundaries and raised timber decking area that is ideal for outside entertaining. Decorative external lighting and shed.

#### Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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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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