



£280,000

Norman Road, Ripley DE5 3GL

| 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Superb End Terraced Cottage
- Extensions To The Rear & Side Elevations
- 4 Bedrooms & 2 Bathrooms
- Modern Open-Plan Living Throughout
- Large Private Garden To Rear
- Spacious Living Accommodation Throughout
- Guest WC & Utility Room
- Viewing Advised
- Council Tax Band B

Property Description

An opportunity to acquire this superbly renovated period property, now offering beautifully presented, modern open-plan living throughout.

Main Particulars

Derbyshire Properties are delighted to present for sale this extensively renovated and extended period property located within the town of Ripley. The property benefits from superb side and rear extensions that create modern open-plan living spaces and a superb private enclosed rear garden. A full renovation of the original building was completed in 2022, which included a full rewire, replacement of all windows and doors, installation of a new boiler (located in the garage), and exterior lighting installed around the entire building. The property briefly comprises of a living room, inner hallway, utility room, guest cloakroom/WC, and a superb L-shaped modern open-plan living kitchen. To the first floor, the landing provides access to four bedrooms and two bathrooms. Externally, the property offers off-street parking, a large garage, and a beautifully landscaped private rear garden. We believe the property will ideally suit families looking for well-proportioned rooms and high-spec living.

Living Room

With double glazed windows to front elevation, wall mounted radiators and TV point.

Inner Hallway

With vinyl floor covering, spotlights to ceiling, wall mounted radiator, carpeted staircase to 1st floor landing internal doors provide access to the utility room, guest cloakroom and open-plan living kitchen.

Utility Room

Comprising of a base mounted storage units with roll-top worksurface incorporating a one and a half bowl stainless steel sink drainer unit with mixer taps. Under counter space and plumbing for washing machine, vinyl floor covering, spotlights to ceiling, wall mounted extractor fan and under stairs storage alcove.

Guest WC

With low-level WC, pedestal wash hand basin, wood floor covering, wall mounted extractor fan, spot lighting and wall mounted chrome heated towel rail.

Superb Open-Plan Living Kitchen

Living area- with the continuation of the vinyl floor covering from the inner hallway, wall mounted TV point, spotlighting, breakfast bar area, wall mounted storage cupboards, a superb lantern roof that provides natural light and large double glazed French doors with adjoining windows provides access to the rear garden.

Kitchen area- comprising from a range of wall and base mounted units with modern flat edged worksurface incorporating a sink drainer with mixer taps. Integrated appliances include oven, induction hob, extractor canopy, fridge/freezer and dishwasher. Double glazed window to the rear elevation, spotlights to ceiling, double glazed door to the side elevation and wood floor covering.

First Floor

Landing

Accessed via the inner hallway, with internal doors providing access to all 4 bedrooms and family bathroom. The en-suite bathroom is accessed via the masterbedroom.

Bedroom 1

With double glazed window to the rear elevation, wall mounted radiator and internal door provides access to:-

En-Suite

Comprising of a three-piece white suite to include WC, pedestal wash hand basin with tiled splashback and large shower enclosure with mains fed shower and attachment over with complimentary glass shower screen. Attractive tiling to walls, spotlights and extractor fan, double glazed obscured window, wall mounted chrome heated towel rail and vinyl floor covering.

Bedroom 2

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

Bedroom 3

With double glazed window to the front elevation, wall mounted radiator and feature storage alcove.

Bedroom 4

Double glazed window to the rear elevation and wall mounted radiator.

Bathroom

Comprising of a modern three-piece bathroom to include WC, pedestal wash hand basin and panelled bath with mains fed shower and attachment over with complimentary glass shower screen. Part tiling to walls, double glazed obscured window, vinyl floor covering and wall mounted chrome heated towel rail.

Outside

To the front elevation, a wide tarmac driveway with block-paved edging provides off-road parking for two to three vehicles and leads to a large garage featuring an electric roller door and wall-mounted external lighting. The driveway continues along the side elevation, providing gated access to the rear garden.

To the rear, the property boasts a superb, family-friendly garden, perfect for entertaining. A spacious Indian sandstone patio offers the ideal outdoor seating area, complemented by a sleeper-edged raised lawn, paved pathway, and well-stocked borders. The garden is fully enclosed with timber fencing, offering a high degree of privacy.

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.

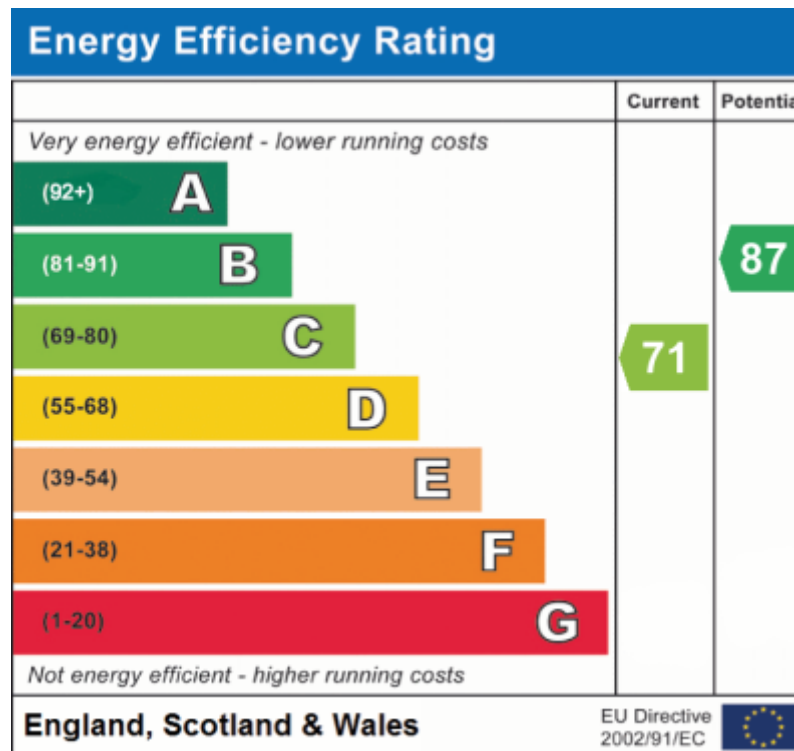
6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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