



£169,950

Warmwells Lane, Ripley DE5 8JE

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Private Gardens
- Landscaped Garden with Open Aspect
- Two Bedrooms & Attic Room
- Modern Family Bathroom
- Beautifully Presented and Extended
- Popular Residential Location
- Well Proportion Room Sizes
- Council Tax Band A

Property Description

Located in a popular village location is this beautifully extended two bedroom mid terraced cottage with stunning open aspect to rear elevation.

Main Particulars

*****GUIDE PRICE £175,000- £185,000 *****

Derbyshire Properties are pleased to present is beautifully presented and extended mid terraced cottage, located in popular village location. The property benefits from a rear extension, creating a larger than average kitchen, dining room, landscaped garden with stunning open aspect and well proportion room sizes.

Ideally suited first time buyers, looking to take their first steps onto the property ladder and an early internal inspection should be undertaken to avoid disappointment.

Living Room

3.54m x 3.38m (11' 7" x 11' 1") Accessed via a double glazed sealed unit door from the front elevation, wall mounted radiator, wood floor covering, decorative wall lighting, coving and ceiling rose. The feature focal point of the room is a wall mounted gas 'living flame' fire with marble backdrop and hearth with decorative surround. Internal 'Oak' read through to dining area

Dining Room

With ceramic tiled floor covering, decorative coving to ceiling, ceiling rose, staircase to first floor landing and archway through to kitchen. The focal point of the room is an inset cast-iron log, burning fire with attractive surround.

Extended Kitchen

3.28m x 1.89m (10' 9" x 6' 2") and 3.46m x 1.68m (11' 4" x 5' 6") Comprising of a range of matching wall and base shaker style units with modern flat edged work surfaces. Incorporating a normal one and a half bowl sink. Drainer unit with extendable, hot and cold water tap. Integrated appliances include electric oven, four ring gas hob with extractor canopy over, fridge/freezer. Undercounter space and plumbing for washing machine, breakfast, bar, tiled floor, covering, wall mounted radiator, decorative coving, and additional double glazed window to the rear elevation alongside French doors given access to the rear garden.

First Floor

Landing

Accessed by the dining area with ceiling mounted loft access point with pulldown ladder

Bedroom One

3.6m x 3.45m (11' 10" x 11' 4") Double glazed window to the front elevation, wall mounted radiator, decorative coving and ceiling rose, exposed floorboards and a range of fitted wardrobes, providing useful storage and hanging space

Bedroom Two

2.66m x 2.66m (8' 9" x 8' 9") Double glazed window to the rear elevation, offering views of surrounding countryside, wall mounted radiator and TV point.

Bathroom

3.57m x 1.63m (11' 9" x 5' 4") This beautiful bathroom suite comprises of a four piece shower suite to include WC, pedestal wash handbasin, freestanding roll top bath and large shower enclosure with mains bed, shower and attachment over. Fully cladded walls, LVT vinyl floor covering, wall mounted chrome heated towel rail, ceiling mounted extractor fan, double glazed obscure window and built in Linen storage cupboard.

Attic Room / Loft Space

(Accessed via hatch and ladder) Converted double room benefits from Velux window, radiator and pitched roof.

Outside

The front elevation is palisaded and offers a low maintenance frontage with wall boundaries to neighbouring properties with side access pathway. The delightful rear garden again, low maintenance with newly installed timber fence, boundaries, timber garden shed and beautiful countryside views to the rear.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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