



£575,000

Parsons Grove, Denby Village, Ripley DE5 8PY

Detached House | 5 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Large executive Detached House
- 5/6 Bedrooms
- Modern Kitchen/Breakfast Room
- Large Driveway & Attached Double Garage
- Private Enclosed Garden With Countryside Views
- Ideal Extended Family Purchase
- Sought After Location
- Quiet Cul-De-Sac Position
- View Essential
- COUNCIL TAX BAND F

Property Description

Located in the highly sought-after village of Denby Village is this substantial 5/6 bedroom executive detached family home positioned on a quiet cul-de-sac location.

Main Particulars

Derbyshire Properties are delighted to present this substantial 5/6 bedroom detached family home, located in a quiet cul-de-sac position. The property briefly comprises of; entrance hallway, dining room, living room, study, cloakroom/WC and utility room. To the first floor; there are six bedrooms, with en-suite shower room and walk-in wardrobe to master bedroom and large family bathroom. Externally the property offers a double width driveway and large detached double garage with fully enclosed private garden located to the rear of the property. The property would ideally suit a large family or even extended family and an early viewing should be undertaken to appreciate the full size and locality.

Denby Village is well placed to be within easy access of the wide range of shops, amenities and leisure facilities. There is a pub and restaurant within walking distance and good schools can be found nearby. There is swift access to major road networks including the A38 and M1 Motorway, Denby is 3 miles east from Belper and 8 miles north of Derby, making this an ideal location for those who commute.

Porch

1.97m x 0.77m (6' 6" x 2' 6") Entered via composite door from the front elevation with adjoining obscured side panel, coat storage, tiled floor covering and internal hardwood door leading into entrance hallway.

Entrance Hallway

4.64m x 1.92m (15' 3" x 6' 4") With hardwood door with two adjoining obscured side panels, wood effect LVT floor covering, wall mounted radiator with attractive cover, decorative coving to ceiling, and staircase to the 1st floor landing with under stairs storage cupboard.

Living Room

3.62m x 5.46m (11' 11" x 17' 11") With double glazed window to the front elevation, double glazed 'French' doors to the rear elevation, wall mounted radiators, decorative coving, dado rail, wall lighting, TV and telephone points. The feature focal point of the room is an open 'cast-iron' fire with tiled backdrop, decorative wooden surround and raised tiled hearth.

Dining Room

3.42m x 2.66m (11' 3" x 8' 9") With double glazed bay window to the front elevation, window to the side elevation, decorative coving to ceiling, wall mounted radiator and LVT floor covering.

Cloakroom/WC

1.38m x 1.23m (4' 6" x 4' 0") With the continuation of the wood effect LVT floor covering from the entrance hall, WC and vanity unit. Part tiling to walls, decorative coving and extractor fan to ceiling, wall mounted alarm control panel and wall mounted single radiator.

Study

2.34m x 2.29m (7' 8" x 7' 6") With the continuation of the floor covering from the entrance hallway, double glazed window to the rear elevation, wall mounted radiator and decorative coving to ceiling.

Utility Room

2.05m x 1.48m (6' 9" x 4' 10") With base mounted storage units incorporating sink drainer unit, tiled effect vinyl floor covering, and under counter space and plumbing for washing machine. Internal door accessing detached double garage.

Kitchen/Breakfast Room

3.45m x 4.14m (11' 4" x 13' 7") This beautifully presented modern kitchen comprises of range of matching wall and base mounted units with modern flat edge worksurfaces incorporating a sink drainer unit with mixer taps. Integrated appliances include dishwasher, fridge/freezer, ceramic hob, stainless steel extractor canopy, electric fan assisted oven. Modern LVT floor covering, feature breakfast bar with seating space and storage, undercounter and cupboard lighting, double glazed windows to the rear and side elevations.

First Floor Landing (1)

1.52m x 1.93m (5' 0" x 6' 4") Accessed via the main entrance hallway, ceiling mounted loft access point, decorative coving and a double split staircase allowing for access to all bedrooms and bathroom.

Bedroom 1

3.43m x 3.83m (11' 3" x 12' 7") With double glazed windows to the rear and side elevations, decorative coving to ceiling, wall mounted radiator and fitted double wardrobe providing ample storage and hanging space.

Walk-In Wardrobe

2.66m x 1.83m (8' 9" x 6' 0")

En-Suite

1.51m x 2.27m (4' 11" x 7' 5") This modern three piece white suite comprises of an encased WC with wall mounted encased flush, floating vanity unit with inset sink and double shower enclosure with mains fed shower and attachment over with complimentary glass shower screen. Modern tiled walls and floor, wall mounted 'chrome' heated towel rail, double glazed obscured window, ceiling mounted extractor fan and wall mounted touch illuminated mirror.

Bedroom 3

3.69m x 2.50m (12' 1" x 8' 2") Double glazed window to the rear elevation, fitted wardrobe, wall mounted single radiator and decorative coving to ceiling.

Bedroom 4

3.70m x 2.22m (12' 2" x 7' 3") Double glazed window to the front elevation, wall mounted radiator, decorative coving and fitted double wardrobe.

Bedroom 5

3.45m x 2.68m (11' 4" x 8' 10") Double glazed window to the front and side elevations, wall mounted single radiator, decorative coving and fit a double wardrobe.

Bedroom 6

1.64m x 2.12m (5' 5" x 6' 11") Double glazed window to the front elevation, wall mounted radiator

Second Landing/Study Area

With double glazed window to the front elevation, space for bookcase or desk and decorative coving to ceiling. Internal doors access both the second bedroom (located above the garage) and family bathroom.

Bedroom 2

3.01m x 5.45m (9' 11" x 17' 11") With double glazed window to the front and rear elevations, wall mounted radiator, ceiling mounted loft access point, decorative coving.

Family Bathroom

1.90m x 3.43m (6' 3" x 11' 3") Accessed via the second landing is the spacious family bathroom, comprising of a WC, pedestal wash hand basin, panelled bath and shower enclosure with mains fed shower and attachment over. Modern wood effect floorcovering, part wall tiling, decorative coving, wall mounted radiator, double glazed window, and mounted electrical shaver point.

Outside

To the front elevation is a low maintenance slate frontage with inset planting and paved pathway to the front elevation. Attached to the side of this is a double garage with electric roller door with accomodation over over(Bedroom 2 & Bathroom). Full width block paved parking area providing space for four vehicles and an electric car charging point.

The rear garden has been designed for low maintenance and offers a full width modern porcelain paved entertaining patio, with raised Astro turf lawn, timber fenced boundaries, stocked flowerbeds and two additional paved patio areas.

Double Garage

5.02m x 5.43m (16' 6" x 17' 10")

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(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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