



£220,000

George Street, Riddings DE55 4AU

Semi-Detached House | 3 Bedrooms

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Step Inside

Key Features

- Walking Distance to Local Amenities
- Impressive Rear Garden
- Outhouse Buildings
- Traditional Extended Home
- Ideal For Access to A38 & M1
- Viewing Highly Recommended
- Three Bedroom Semi Detached
- Seamless Combination of tradition and modernity

Property Description

Derbyshire Properties are delighted to offer this traditional and extended three bedroom home to the market. The property is bursting with character throughout whilst wonderfully supplemented by modern aspects in all areas. We recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to offer this traditional and extended three bedroom home to the market. Built circa 1884, the property was formerly a confectionary shop meaning it is bursting with character throughout whilst wonderfully supplemented by modern aspects carefully integrated by the current owner. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Dining Area, Kitchen and versatile extension to the ground floor with three impressive Bedrooms and the family Bathroom to the first floor.

Externally, the property benefits from stunning rear enclosed garden mainly laid to lawn with fantastic raised patio accessed via bi fold doors from the house ensuring the perfect entertaining space. Further patio spaces to each end of the garden serve as the ideal spaces to relax or host whilst mature flower beds and shrubbery border the space. Brick built outhouse with light and power has the potential to be used as home gym, office or other workspace. There is further space to either side of the property allowing for additional storage whilst the entire area is secured by timber fencing making it ideal for those with pets and young children.

Dining Area

11' 6" x 10' 9" (3.51m x 3.28m) Accessed via wooden entrance door to front elevation with original parquet flooring, double glazed sash window to front elevation, exposed timber beams to ceiling and wall mounted radiator.

Living Area

11' 7" x 9' 9" (3.53m x 2.97m) With double glazed sash window to front elevation, wall mounted radiator, exposed timber beams to ceiling and original parquet flooring. The centre piece of the room is exposed brick fireplace with wood burning stove.

Kitchen

12' 7" x 10' 6" (3.84m x 3.20m) Featuring a range of base cupboards and eye level units with complimentary worktops over and fitted double oven and inset sink. AGA stove with three separate cooking compartments adds character and forms the centre piece of the room whilst tiled flooring, double glazed window to side elevation, under unit lighting and under stairs pantry completes the space. Double glazed French doors access Sun Room.

Sun Room

13' 7" x 9' 7" (4.14m x 2.92m) Stunning extension with double glazed windows to side elevations, double glazed Velux windows to ceiling and double glazed Bi fold doors opening to rear enclosed garden. Stone window sills and stone tiled flooring compliment this broadly modern space.

Landing

Accessing all three Bedrooms and the family Bathroom.

Bedroom One

11' 7" x 10' 9" (3.53m x 3.28m) With double glazed sash window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m) With double glazed sash window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

9' 6" x 5' 10" (2.90m x 1.78m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Over stairs storage recess provides valuable storage capacity.

Bathroom

12' 8" x 4' 6" (3.86m x 1.37m) A three piece suite comprising; Jacuzzi bath with shower screen and attachment, pedestal handwash basin and low level WC. Double glazed window to side elevation, wall mounted heated towel rail and wall fitted extractor unit complete the space.

Outside

Externally, the property benefits from stunning rear enclosed garden mainly laid to lawn with fantastic raised patio accessed via bi fold doors from the house ensuring the perfect entertaining space. Further patio spaces to each end of the garden serve as the ideal spaces to relax or host whilst mature flower beds and shrubbery border the space. Brick built outhouse with light and power has the potential to be used as home gym, office or other workspace. There is further space to either side of the property allowing for additional storage whilst the entire area is secured by timber fencing making it ideal for those with pets and young children.

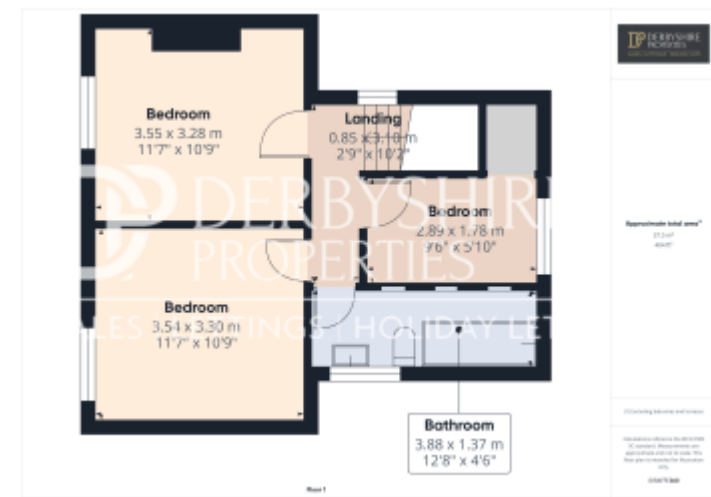
Council Tax

We understand that the property currently falls within council tax band B, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

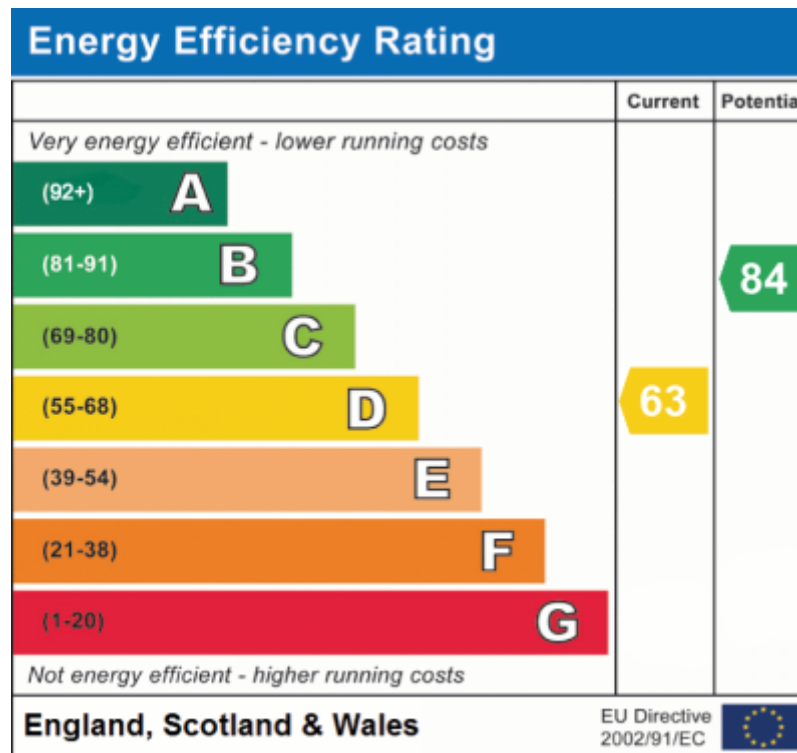
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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