



£350,000

Heage Road, Ripley DE5 3GE

Character Property | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Stunning Character Property
- 3 Double Bedrooms
- Period Charm Throughout
- Spacious Living Accomodation
- Private Landscaped Gardens
- Off Street Parking
- Superb Bathroom
- Open-Plan Kitchen/Dining
- Ideal Family Purchase
- View Absolutely Essential!
- Council Tax Band C
- underfloor heating to the kitchen and bathroom
- 4kw roof mounted solar system contributing to electric bills

Property Description

An excellent opportunity to acquire this superb period property, boasting beautifully spacious living areas and showcasing original features throughout.

Main Particulars

Derbyshire Properties are delighted to present for sale this magnificent example of a period home, offering an abundance of original features, character, and charm throughout. Accessed via a side entrance porch, the property opens into a beautiful, light-filled entrance hallway featuring the original door and stunning stained-glass windows. The hallway leads to two generously sized reception rooms, an open-plan living kitchen, pantry, rear hallway, and guest cloakroom/WC. Upstairs, a galleried landing provides access to three double bedrooms and a truly stunning bathroom suite. Externally, the property occupies a substantial corner plot with a beautifully landscaped garden offering a high degree of privacy, along with off-road parking for two vehicles and Solar panels.

This is a rare opportunity to acquire such a unique and characterful home — early viewing is strongly recommended to avoid disappointment

Side Entrance Porch

Constructed from UPVC units with period style tiled floor covering that provides access to the spacious lighting area entrance hallway via a original door with stunning stained glass windows.

Entrance Hallway

Located central to the property is this beautifully presented light and airy hallway that boasts charm and characters throughout with a wealth of original features and beautiful stained glass door. Half wall wood panelling to walls, wood floor covering, carpet to staircase to 1st floor landing, coat storage with seating and period style wall mounted radiator and coving to ceiling.

Dining Room

With double glazed window with bespoke shutters to the front elevation and large bay window to the side elevation both boasting beautiful stained glass. Original coving to ceiling, wall mounted period style radiator, shelving and TV point. The feature focal point of the room is an open fireplace with decorative surround and raised polished marble hearth.

Spacious Living Room

With double glazed bay window with stained glass to the front elevation, decorative picture rail and coving to ceiling, TV point and wall mounted period style radiator. The feature focal point of the room is a cast-iron log burning fire with attractive surround, exposed brick backdrop and stone hearth.

Beautiful Open-Plan Living/Kitchen

This beautiful light and airy social space comprises of a range of wall and base mounted matching units with modern flat edged worksurface incorporating a 1 1/2 bowl sink drainer unit with mixer taps. Part tiling to walls, numerous incorporated appliances include a stainless steel range with extractor canopy over, integrated dishwasher, fridge/freezer. Porcelain tiled floor covering with underfloor heating, under cupboard lighting, spotlights and coving to ceiling, window seat and double glazed windows to the rear elevation. Original internal door provide access to:-

Pantry

With useful storage space and window to the rear elevation.

Rear Hall/Utility Area

With the continuation of the kitchen cupboards and worksurface from the kitchen, under counter space and plumbing for washing machine and dryer. Wall mounted shelving, Velux skylight, tiled floor covering and stable door provide access to the rear garden.

Guest Cloakroom/WC

Comprising of a two piece white suite containing WC, vanity unit with inset sink and tile splashback. Tiled floor covering and Velux window to the rear elevation.

First Floor

Galleried Landing

Accessed via the main entrance hallway is this beautiful gallery landing with seating space, window to the side elevation, period style radiator and additional window to the rear elevation creating high levels of lights.

Bedroom 1

This large master suite benefits from a window to front elevation with attractive stained glass. Wall mounted radiator, decorative coving and range of fitted wardrobes that provide useful storage and hanging options.

Bedroom 2

With dual aspect windows with stained glass to the front and side elevations. Wall mounted radiator, decorative coving, ceiling mounted locked access point and fitted wardrobes.

Bedroom 3

Double glazed window to the rear elevation that overlooks the rear garden. Wall mounted radiator, fitted storage cupboards and coving to ceiling.

Superb Bathroom Suite

This beautifully designed and presented bathroom suite comprises of an encased WC, freestanding bathtub with cascading waterfall feature taps, bespoke vanity unit with large tiled splashback and superb wet-room shower with floor to ceiling tiling. Complementary glass shower screen and centrally mounted drainage point. Spotlights and coving to ceiling, tiled floor covering with underfloor heating, wall mounted period style radiator, attractive wall mounted shelving, storage cupboard and double glazed obscured window to the rear elevation.

Outside

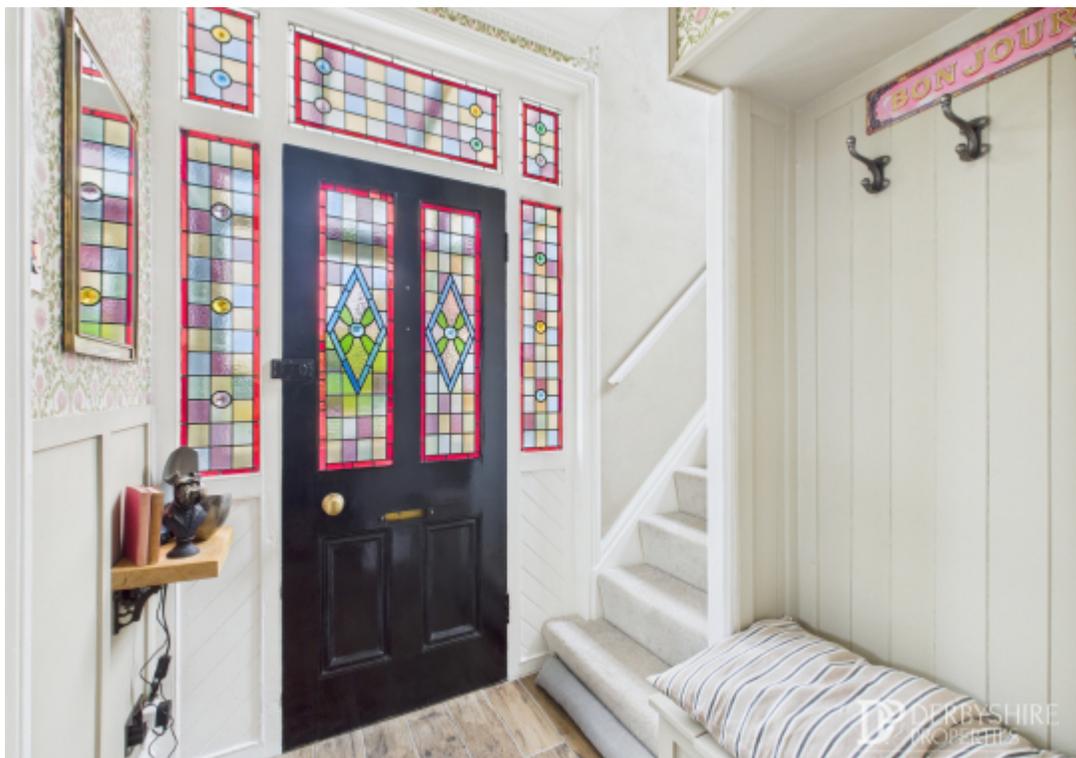
The property is positioned on a large corner plot. The front and rear gardens are enclosed by original wall boundaries to street, gravelled pathways with a range of inset landscaped planting. Gated access then provides access to the rear garden.

The rear garden is mainly laid to lawn with a well designed landscaping to borders that offer a wealth of plants, shrubbery and flowers. There is a gravelled entertaining/seating area, gated access to the rear renovation and timber garden shed. Driveway for two vehicles to the rear of the property via 'The Lane'. There is also space to build a garage if desired.

EV charging point on the Driveway and 4kw roof mounted solar system contributing to electric bills.

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.
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- 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.
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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	78	
(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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