



£179,950

Heanor Road, Ripley DE5 8PN

Cottage | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Stunning Cottage
- 2 Bedrooms & 1 Reception Room
- Farm House Style Kitchen
- Utility & Guest Cloakroom/Wc
- 2 Double Bedrooms
- No Chain
- Professionally Landscaped Garden
- Elevated Views
- Highly Regarded Village Location
- Viewing an Absolute Must

Property Description

An opportunity to acquire this beautifully presented cottage, boasting a wealth of original features and enjoying a picturesque outlook with elevated views to the rear.

Main Particulars

Derbyshire Properties are delighted to introduce for sale this charming and beautifully maintained cottage, offered with no upward chain and located in the highly regarded village of Denby. The accommodation briefly comprises: entrance porch, living room with log-burning stove, inner hallway with staircase to the first floor, kitchen/dining room, utility room and guest cloakroom/WC. To the first floor, a landing provides access to two double bedrooms and a well-appointed bathroom, accessed via the master bedroom. Externally, the property enjoys a small front garden and a fully enclosed, professionally landscaped rear garden with delightful elevated views and a brick outbuilding. We believe the property will ideally suit first-time buyers or those looking to downsize. An immediate internal inspection is strongly recommended to avoid disappointment.

Entrance Porch

Constructed from uPVC with a door from the front elevation and windows to the side, providing a welcoming entrance into the cottage.

Living Room

Accessed via the original hardwood door from the porch is this beautifully presented reception room featuring a cast-iron log-burning stove, stripped wooden floorboards, double-glazed window to the front elevation, TV point and wall-mounted radiator.

Inner Hallway

Providing separation between the living room and kitchen, with staircase rising to the first-floor landing.

Farmhouse Kitchen/Diner

A light and airy space fitted with a range of shaker-style wall and base units with solid wood worksurfaces incorporating a Belfast sink. The focal point is the gas range cooker with inbuilt extractor and tiled splashbacks. Further features include original quarry tiled flooring, under-stairs pantry storage, integrated fridge/freezer, wall-mounted radiator, double-glazed window to the rear elevation and ample space for a dining table. An original internal door leads to:

Utility Room

Featuring a continuation of the quarry tiled floor, double-glazed window and door to the side elevation, solid hardwood worksurface with space and plumbing for washing machine and tumble dryer, wall-mounted gas combination boiler, breakfast bar, radiator and fitted storage cupboards. A cottage-style latched door leads to:

Guest Cloakroom/WC

Fitted with a low-level WC, half-height wall panelling, tiling and a double-glazed window to the rear elevation.

First Floor

Landing

Accessed via the inner hallway with decorative lighting and doors to both bedrooms.

Bedroom 1

A spacious double room with double-glazed window to the rear elevation enjoying elevated views across surrounding farmland. Features include stripped wooden floorboards, wall-mounted radiator and internal door to:

Bathroom

A beautifully appointed four-piece suite comprising low-level WC, slimline vanity unit, separate shower enclosure with mains-fed shower and a roll-top bath with claw feet. The bathroom further benefits from part-tiled walls, chrome heated towel rail, tiled flooring and double-glazed obscured window.

Bedroom 2

A further double bedroom with double-glazed window to the front elevation, over-stairs storage cupboard, wall-mounted radiator and loft access with pull-down ladder and spotlighting.

Outside

The professionally landscaped rear garden features a full-width paved patio area with steps leading down to a low-maintenance gravel seating area with stocked flowerbeds and timber fenced boundaries. A pathway leads to a brick outbuilding providing secure outdoor storage, with gated access to an additional storage/potting area, also enclosed by timber fencing.

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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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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