



£180,000

The Gardens, Ripley DE5 8JW

| 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Modern Starter Home
- 2 Bedrooms & 1 Reception Room
- Fitted Kitchen/Diner
- Low Maintenance Garden
- Popular Village Location
- Ideal First Home
- Conservatory
- Quiet Cul De Sac Position
- View Without Delay
- Council Tax Band A

Property Description

Located in the popular village of Marehay, conveniently positioned close to Ripley and Belper, is this well-presented two-bedroom end-terrace starter home, tucked away within a quiet cul-de-sac position.

Main Particulars

Derbyshire Properties are pleased to offer for sale this attractive two-bedroom end-terrace property, ideally suited to first-time buyers or those looking to downsize. The accommodation briefly comprises a living room, kitchen/dining room and conservatory to the ground floor, with two bedrooms and a bathroom to the first floor. Externally, the property benefits from front and rear gardens along with off-road parking.

Living Room

The living room is accessed via a double-glazed entrance door to the front elevation and features a staircase rising to the first-floor landing with useful understairs storage alcove. A double-glazed bay window overlooks the front elevation, complemented by a wall-mounted radiator and TV point.

Kitchen/Diner

The kitchen/dining room is fitted with a range of wall and base-mounted units with roll-top work surfaces incorporating a stainless-steel sink and drainer with mixer tap and complementary splashback areas. Integrated appliances include a double electric oven and induction hob with stainless-steel extractor canopy over. There is space and plumbing for a washing machine, space for a fridge/freezer, wood flooring, wall-mounted radiator and gas combination boiler, along with a double-glazed window and door providing access to the rear elevation.

Conservatory

The conservatory, constructed with a brick base and UPVC units, enjoys direct access to the rear garden and benefits from a wall-mounted radiator, making it a useful additional reception space.

First Floor

Landing

To the first floor, the landing provides access to all rooms and features a double-glazed window to the side elevation and ceiling-mounted loft access.

Bedroom 1

Is positioned to the front elevation with a double-glazed window, wall-mounted radiator and built-in storage cupboard.

Bedroom 2

Overlooks the rear elevation and also benefits from a double-glazed window and wall-mounted radiator.

Bathroom

The bathroom comprises a low-level WC, slimline vanity unit and panelled bath with shower attachment and glass screen. Additional features include wood flooring,

chrome heated towel rail and a double-glazed obscured window.

Outside

Externally, the front garden is mainly laid to lawn with a paved pathway. The rear garden has been landscaped for low maintenance and includes a paved patio area, timber decking, Astroturf lawn and gravelled flowerbeds, all enclosed by timber fence boundaries with gated rear access.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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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