



£170,000

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. There is also allocated parking space directly to the back of the garden.

Disclaimer

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- 2: These particulars do not constitute part or all of an offer or contract.
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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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