



£465,000

Breach Road, Ripley DE5 8PS

Detached House | 5 Bedrooms | 2 Bathrooms

01773 820983

DERBYSHIRE  
PROPERTIES  
SALES & LETTINGS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)



# Step Inside

---

## Key Features

- Extended detached family home in a sought-after location
- 5 Bedrooms & 3 Bathrooms
- Farmhouse Style Kitchen/Diner
- Large utility/2nd kitchen
- Landscaped gardens with stunning countryside views
- No chain
- ideal family purchase
- Viewing Advised
- Council Tax Band E

## Property Description

The perfect extended large family home, sitting in the extremely popular Denby village. Backing onto open countryside with a private garden to enjoy those stunning views.

## Main Particulars

Derbyshire Properties are delighted to offer for sale this substantial and extended executive detached residence, occupying a generous plot within the ever-popular village of Denby. The property offers versatile, well-proportioned accommodation throughout and is ideally suited to growing or multi-generational families. The accommodation briefly comprises a welcoming entrance hallway, spacious living room, open-plan dining area leading into an impressive rear extension sunroom, a farmhouse-style kitchen/breakfast room, guest cloakroom/WC, and a large utility room/second kitchen created from a garage conversion. To the first floor, the landing provides access to five bedrooms and two bathrooms. Externally, the property sits on a sizeable plot with ample off-road parking to the front elevation. To the rear is a private, enclosed garden backing onto open countryside, enjoying stunning rural views. An early inspection is strongly recommended to fully appreciate the size, setting, and excellent value of this competitively priced home.

### Spacious Entrance Hallway

Entered via a UPVC double-glazed door with adjoining side panel, this light and airy reception space features solid wood flooring, wall-mounted radiators, a double-glazed porthole-style window to the side elevation, and a staircase rising to the first-floor landing.

### Guest Cloakroom

Fitted with a low-level WC and wall-mounted wash hand basin with tiled splashback. Double-glazed obscured window to the front elevation, radiator, and tiled flooring.

### Living Room

A well-proportioned reception room featuring a double-glazed bay window to the front elevation, decorative coving, wall lighting, and feature wall panelling. The focal point of the room is a cast-iron log-burning stove set upon a raised tiled hearth. Internal doors lead through to the dining area.

### Dining Area

With parquet-style tiled flooring, internal door to the kitchen, and an open aspect leading into the rear extension.

### Sun Room (Rear Extension)

Currently used as a large dining and entertaining space, this impressive addition features continued flooring from the dining area, double-glazed windows to the rear and side elevations, roof skylights, exposed beam, spotlights, decorative wall lighting, and a door opening onto the rear garden.

### Farmhouse Style Kitchen/Breakfast Room

Comprising a range of wall and base-mounted units with roll-top work surfaces, incorporating a one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated gas hob with stainless steel extractor canopy, integrated dishwasher, and space for a fridge. Additional features include tiled flooring, ceiling spotlights, space for a breakfast table, radiator, double-glazed window, and French doors opening onto the rear garden.

### Large Utility/Second Kitchen (Garage Conversion)

Fitted with a range of wall and base units with roll-top work surfaces and double enamel sink with mixer tap and tiled splashbacks. Ample counter space with under-counter storage, radiator, ceiling spotlights, double-glazed window to the front elevation, space for a fridge freezer, and plumbing for a washing machine.

#### First Floor

##### Landing

Accessed from the main reception hall, with loft access point.

##### Bedroom 1

Double-glazed window to the front elevation, radiator, wood flooring, and a comprehensive range of fitted wardrobes providing excellent storage.

##### Bedroom 2

Double-glazed window to the front elevation, radiator, and space for wardrobes.

##### En-Suite

comprising a modern three-piece white suite with low-level WC, pedestal wash hand basin, and shower enclosure with mains-fed shower. Fully tiled walls, double-glazed obscured window, chrome heated towel rail, ceiling spotlights, and extractor fan.

##### Bedroom 3

Double-glazed window to the rear elevation enjoying views over the garden and surrounding countryside. Radiator and fitted wardrobes.

##### Bedroom 4

Double-glazed window to the rear elevation with countryside views, radiator, and useful storage recess.

##### Bedroom 5/Study

Currently used as a home office, with double-glazed window to the front elevation, TV aerial point, and radiator.

##### Family Bathroom

Comprising a low-level WC, vanity wash hand basin, and panelled bath with mains-fed shower and glass shower screen. Fully tiled walls, heated towel rail, tiled flooring, and double-glazed obscured window.

##### Outside

To the front elevation, the property benefits from a predominantly gravelled driveway providing off-road parking for multiple vehicles, with timber fence boundaries and security lighting.

The superb rear garden features an L-shaped paved patio, expansive lawn ideal for families, and a further raised paved terrace perfect for outdoor entertaining. Additional features include a large timber garden shed, hedge boundary to the rear offering stunning open countryside views, and timber fencing to the side boundaries.

##### 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.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Telephone: 01773 820983

 **DERBYSHIRE  
PROPERTIES**  
= RAINBOW IN REALTY =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)