



£220,000

Canopy Drive, DE5 3WL

| 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Perfect First Home
- Driveway For Two Cars
- EV Charging Point
- Rear Garden And Patio Area
- Well Equipped Fitted Kitchen
- Fitted Wardrobes to Bedroom One
- Family Bathroom And Downstairs WC
- Ideal For Access to A38 & Derby
- Bespoke Fitted Shutters Throughout

Property Description

Derbyshire Properties are pleased to present this immaculately presented two bedroom home on much sought after residential estate in Ripley. The home is perfect for first time buyers and we recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home briefly comprises; Entrance Hall, WC, Lounge & Dining Kitchen to the ground floor with two double Bedrooms and family Bathroom to the first floor.

Externally, the home benefits from driveway parking for two vehicles to the front elevation with fitted EV charging point and side access to rear garden. The rear garden boasts large entertaining patio and sizeable lawn space forming the ideal area to host or relax. There is space to side elevation for garden storage whilst timber fencing secures the area making it ideal for those with pets and young children.

Entrance

Accessed via composite door to front elevation with mini wall mounted radiator, wood effect flooring and doorways to;

WC

Lounge

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Wall mounted electric fireplace forms the centre piece of the room whilst understairs cupboard provides valuable storage capacity.

Dining Kitchen

Benefitting from a wealth of natural light with double glazed French doors with twin double glazed units, wall mounted radiator and wood effect flooring. The kitchen itself benefits from a matte range of base cupboards and eye level units with complimentary wood effect worktops over and a range of integrated appliances including; Oven, gas hob with accompanying extractor, fridge freezer, dishwasher and stainless steel inset sink.

Landing

With access to both bedrooms and the family bathroom, this carpeted space also benefits from fitted cupboard for storage and loft hatch access.

Bedroom One

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Full length fitted wardrobes with mirrored sliding doors provides valuable storage capacity.

Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

A stylish three piece suite including; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Shaving point, mini wall mounted radiator and ceiling fitted extractor unit completes the space.

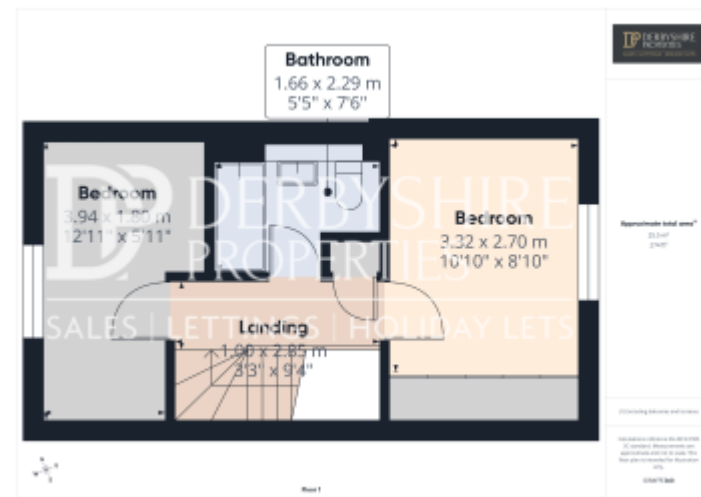
Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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		97
(81-91) B	83	
(69-80) C		
(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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