



£575,000

Beech Avenue, Ripley DE5 3GF

Detached House | 5 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Superior Executive Detached House
- 5 Bedrooms & 3 Bathrooms
- Skillfully and Tastefully Modernised Throughout
- Professionally Landscaped Gardens
- Ideal Family Home
- Quality Fixtures & Fittings Throughout
- Family & Garden Room (Rear Extensions)
- Quiet Cul-De-Sac Position
- View Absolutely Essential!

Property Description

An exceptional opportunity to acquire this substantial executive detached family home, occupying one of Ripley's most prestigious residential addresses.

Main Particulars

Derbyshire Properties are delighted to offer for sale this beautifully presented and significantly extended executive detached family home, situated within one of Ripley's most sought-after locations. Having served as a cherished family residence for many years, the property has been thoughtfully improved, remodelled and upgraded throughout, creating a superb home that effortlessly combines generous living space with high-quality finishes. The accommodation briefly comprises: entrance porch, welcoming reception hallway, stunning kitchen/breakfast room, formal dining room, utility room, guest cloakroom/WC, impressive family lounge, separate family room, inner hallway and a superb garden room overlooking the rear gardens. To the first floor, a spacious landing provides access to four bedrooms and three bathrooms. The second floor features an excellent loft conversion offering versatile accommodation together with elevated views across Ripley and towards Pentrich. Externally, the property is approached via electronically operated gates leading to an extensive driveway providing parking for several vehicles. The private rear garden has been beautifully landscaped and offers an ideal family environment with extensive patio terraces, lawned areas and mature planted borders. An internal inspection is highly recommended to fully appreciate the size, quality and versatility of the accommodation on offer.

Ground Floor

Entrance Porch

Accessed via a hardwood entrance door, the spacious porch benefits from windows to the front and side elevations, attractive pitched ceiling and Karndean flooring. An original internal door leads through to the main reception hallway.

Reception Hall

A welcoming entrance featuring solid wood flooring, carpeted staircase rising to the first floor, decorative dado rail, radiator with decorative cover and useful understairs storage cupboard. The hallway extends into an inner corridor providing access to the principal ground floor accommodation.

Kitchen/Breakfast Room

A beautifully appointed kitchen fitted with a comprehensive range of wall and base mounted units complemented by granite work surfaces incorporating a double sink unit with mixer tap. Integrated appliances include an electric oven, induction hob with extractor canopy over, convection microwave, dishwasher and fridge/freezer. Additional features include under-cabinet lighting, windows to the side and rear elevations, inset spotlights, pendant lighting, central breakfast bar and double radiator.

Dining Room

A superb formal reception room featuring a large double glazed bay window with bespoke window seat, solid wood flooring, radiator and attractive feature fireplace forming the focal point of the room.

Utility Room

Fitted with matching shaker-style wall and base units with work surfaces incorporating a stainless steel sink unit. Additional benefits include part tiled walls, rear facing window, useful storage space and room for an additional fridge/freezer.

Guest Cloakroom/WC

Appointed with a low-level WC and contemporary wall-mounted glass wash hand basin. Fully tiled walls and flooring, radiator and obscured double glazed window to the rear elevation.

Rear Hallway

With rear access door, decorative dado rail and picture rail.

Family Lounge

A magnificent reception room offering generous proportions and abundant natural light via windows to the front and side elevations. Features include radiators, decorative wall lighting, television point and a contemporary wall-mounted gas living flame fire with modern surround. Double internal doors lead through to the family room

Family Room

A versatile reception space benefiting from a vaulted ceiling, solid wood flooring, radiator, decorative wall lighting, side elevation window, attractive rear bay window and French doors opening onto the main entertaining terrace.

Connecting Hallway

Positioned between the family room and garden room, this bright transitional space features a front facing window, tiled flooring and steps leading to the garden room.

Garden Room

A stunning addition to the property, featuring a vaulted glazed roof and extensive glazing providing delightful views across the gardens and beyond. The room benefits from tiled flooring with underfloor heating, television point, contemporary vertical radiator and patio doors which open out onto the garden.

First Floor

Landing

With side elevation window, access to four bedrooms and staircase rising to the second floor.

Bedroom One (Principal Suite)

A spacious principal bedroom featuring two front facing windows, fitted wardrobes, television point and radiators. Internal access leads to:

Luxury En-Suite Shower Room

Beautifully appointed with a low-level WC, large walk-in shower enclosure with mains-fed shower, double vanity unit incorporating twin wash hand basins and extensive storage. Additional features include decorative wall lighting, inset spotlights, extractor fan and obscured side window.

Bedroom 2

A generous double bedroom overlooking the rear garden, with ample space for freestanding furniture, television point and radiator. Access leads to:

Jack & Jill Bathroom

Comprising a modern three-piece suite including WC, pedestal wash hand basin and panelled bath with shower attachment. Finished with attractive wall tiling, LVT flooring, radiator, spotlights and obscured rear window. A second door provides access to Bedroom Four.

Bedroom 3

A well-proportioned double bedroom featuring a front facing window, Karndean flooring, radiator and a comprehensive range of fitted wardrobes providing excellent storage.

En-Suite Shower Suite

Fitted with a WC, wall-mounted wash hand basin and separate shower enclosure with mains-fed shower. Fully tiled walls and flooring, front facing obscured window, radiator and spotlights.

Bedroom 4

A further double bedroom with rear facing window and radiator.

Third Floor

Loft Conversion / Bedroom Five

A superb converted loft room offering excellent versatility as a bedroom, guest suite, home office or hobby room. The room benefits from two rear facing skylights enjoying elevated views, fitted wardrobes and useful eaves storage.

Outside

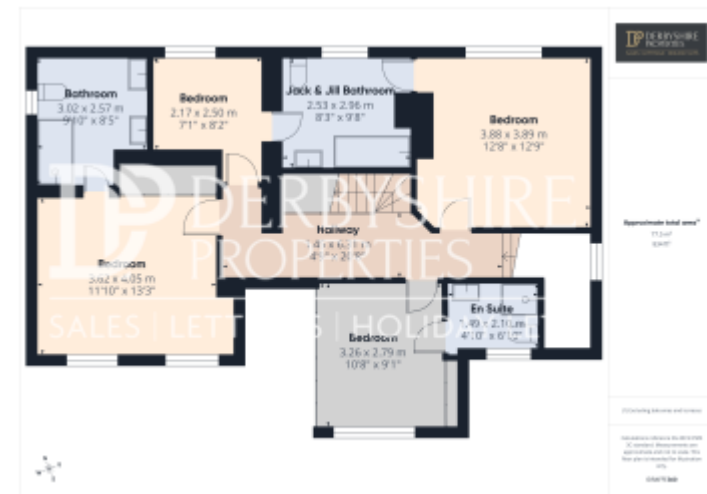
The property enjoys an impressive frontage with electronically operated double gates leading to a substantial tarmac driveway providing parking for approximately four vehicles. Attractive walled boundaries and mature planting create a high degree of privacy.

To the rear is a beautifully landscaped and private family garden featuring extensive porcelain paved terraces ideal for outdoor entertaining and al fresco dining. The central lawn is complemented by well-stocked flower beds, mature borders, gravel pathways and various seating areas. Additional external features include outside lighting, power points and an external water supply.

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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