



£450,000

Beech Avenue, Ripley DE5 3GF

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- \*\*\*VIEWING EVENT 25th JUNE\*\*\*
- Stunning Period Detached Family Home
- Sought After Premium Address
- Charm & Character Throughout
- 4 Bedrooms & 2 Reception Rooms
- Superb Reception Hall & Galleried Landing
- Master Suite With Dressing Room & En-Suite Shower
- Guest Cloakroom & Utility
- Landscaped Gardens
- Viewing Absolutely Essential!

## Property Description

\*\*\*Viewing Event 25th June\*\*\* An Exceptional Four Bedroom Period Family Home in One of Ripley's Most Prestigious Addresses

### Main Particulars

An outstanding opportunity to acquire this superbly restored and beautifully presented detached period family home, occupying one of Ripley's most sought-after residential addresses. Sympathetically renovated to an exceptional standard, this elegant home seamlessly combines timeless character with modern family living. Derbyshire Properties are delighted to offer for sale this impressive residence, which retains a wealth of original features synonymous with its era, including stained glass windows, original fireplaces, decorative coving and picture rails.

The spacious accommodation briefly comprises an impressive reception hall, elegant living room, bespoke kitchen/breakfast room and delightful garden room overlooking the rear garden. Adjoining the property is a larger-than-average garage with original double doors, incorporating a guest cloakroom/WC and utility room, offering excellent versatility and storage.

To the first floor are four well-proportioned bedrooms, including a stunning master suite with walk-in dressing room and en-suite shower room, together with a beautifully appointed family bathroom. Externally, the property enjoys a double-width tarmac driveway providing off-road parking for two vehicles, attractive front gardens with mature planting, and a private landscaped rear garden featuring an entertaining terrace, raised lawn and established borders. An attached brick-built garden store provides further practical storage. Properties of this calibre in such a desirable location rarely remain available for long, and an early viewing is highly recommended.

#### Ground Floor

##### Superb Reception Hall

Entered through the original front door with feature stained-glass panels into a magnificent reception hall full of period character. Original windows to the front and side elevations flood the space with natural light, complemented by solid wood flooring, decorative coving, an original staircase, period-style radiator and an impressive open fireplace with decorative brick surround, creating a stunning first impression.

##### Living Room

A beautifully proportioned reception room featuring a large bay window to the front elevation, decorative coving, picture rail, solid wood flooring and TV point. The focal point is a feature gas fire with decorative timber surround, tiled inset and raised hearth.

##### Kitchen/Breakfast Room

A bespoke fitted kitchen comprising an excellent range of base units with enamel sink, mixer tap and tiled splashbacks. Integrated range cooker with extractor hood, feature curved cabinetry, original quarry tiled flooring with underfloor heating, space for an American-style fridge/freezer and external door to the side elevation. Windows to the side provide excellent natural light, while an internal door leads into the garden room.

##### Garden Room

A delightful additional reception space overlooking the rear garden, with original French doors and adjoining windows opening directly onto the entertaining terrace. Features include solid wood flooring, period-style radiator, decorative coving and fitted shelving, with internal access to the garage.

#### Attached Garage

A larger-than-average garage currently divided into two practical areas, retaining its original double doors to the front. The garage benefits from spotlighting, a modern vertical radiator, a full-height storage cupboard housing the gas combination boiler and internal access to the guest cloakroom and utility room.

#### Guest Cloakroom/WC

Beautifully presented in keeping with the character of the property, featuring a period-style WC with high-level flush chain, pedestal wash hand basin, quarry tiled flooring, period-style radiator, extractor fan and obscure glazed window.

#### Utility Room

Fitted with matching units to complement the kitchen, incorporating an additional enamel sink with mixer tap, work surfaces, plumbing and space for a washing machine, quarry tiled flooring, shelving and rear-facing window.

#### First Floor Landing

A spacious and elegant landing with original stained-glass window, additional windows to the rear and side elevations, decorative coving, period-style radiators and access to all first-floor accommodation.

#### Master Bedroom

A superb master bedroom positioned above the garage, enjoying a front-facing aspect. Beautifully presented with decorative coving, picture rail, period-style radiator and an attractive original fireplace. Internal doors lead to the walk-in dressing room and en-suite shower room.

#### Dressing Room

Professionally fitted with bespoke wardrobes, hanging rails and drawers, together with spotlighting, period-style radiator and rear-facing window.

#### En-Suite Shower Room

Beautifully appointed in a traditional style, comprising a WC, wall-mounted wash hand basin and a generous shower enclosure with mains-fed shower and glass screen. Finished with full-height tiling, heated towel rail and obscure glazed window.

#### Bedroom 2

A spacious double bedroom enjoying views over the avenue and countryside beyond through the original front-facing window. Features include decorative coving, picture rail, original cast iron fireplace, fitted storage cupboards and period-style radiator.

#### Bedroom 3

Currently utilised as a home office, this versatile room features an original front-facing window, decorative coving, picture rail, feature fireplace with fitted shelving, TV point and period-style radiator.

#### Bedroom 4

Currently used as a second home office, with side-facing window, decorative coving, picture rail and original period-style radiator.

### Family Bathroom

A beautifully fitted period-style suite comprising a panelled bath with shower over, pedestal wash hand basin and WC, complemented by part-tiled walls, heated towel rail, electric shaver point, decorative coving and obscure glazed window.

### Outside

The property is approached via a double-width tarmac driveway providing ample off-road parking. The attractive front garden is laid mainly to lawn with established flower beds, mature planting and a walled frontage, with potential to create additional parking if required.

Side access leads to the beautifully maintained rear garden, which offers an excellent degree of privacy. A generous paved entertaining terrace is complemented by a raised lawn, mature trees, shrubs and colourful planted borders. Additional features include outside lighting, an external tap and an attached brick-built garden store providing excellent additional storage.

### Additional details

FOTP = Fibre Broadband

Hive Heating

Alarm System

CCTV 24hr recording

Power ready for electric gates.

### 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.
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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(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	

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