

Home 2 Sell

Quality Service For Less



2 Wichal Farm Close

Ripley, DE5 8HQ

£325,000



NEW TO MARKET AND NO CHAIN!! Home2Sell are delighted to offer For Sale this well presented four bedroom detached house located off the main thoroughfare on an exclusive development of just four other similar properties. Benefiting from full redecoration and new carpets an internal inspection will reveal an entrance hall, guest WC, fitted kitchen, utility room, living and dining rooms. To the first floor the principle bedroom has fitted wardrobes and an en suite shower room. The second bedroom also has fitted wardrobes and there are two further well proportioned bedrooms and a family bathroom. Outside is off road parking, a garage with an electric door and a lovely west facing rear garden with an open aspect. The property also benefits from UPVC double glazing and gas central heating.



Entrance Hall

Having an entrance door with decorative double glazed inserts, new carpet floor covering, coving, two ceiling lights, radiator and the stairs rising to the first floor having a storage cupboard below.

WC

Appointed with a low flushing WC and a corner wash hand basin with pillar taps. Coving, ceiling light, radiator and an opaque UPVC double glazed window to the front elevation.

Kitchen

11'1" x 7'6" (3.38m x 2.29m)

Fitted kitchen appointed with matching wall and base units having roll edge work tops. Integral four ring gas hob having a chimney style extractor hood above and an electric fan assisted oven below. Further integral appliances include a fridge and a dishwasher. Inset one and a quarter bowl sink and drainer with a mixer tap having complementary tiling to the splash back and work areas. Wood floor covering, ceiling light, radiator and a UPVC double glazed window to the front elevation.

Utility Room

Having matching wall and base units to the kitchen, inset single bowl sink and drainer with mixer tap having complementary splash back tiling. Spaces for a washing machine and a freezer. A continuation of the kitchen flooring, extractor fan, coving, ceiling light, radiator and a double glazed side entrance door.

Living Room

14'9" x 12'5" (4.52m x 3.81m)

Having a UPVC double glazed window with sliding

door opening to the rear garden patio. New carpet, coving, two ceiling lights, radiator, TV aerial and telephone points.

Dining Room

9'6" x 10'3" (2.91m x 3.14m)

Having a UPVC double glazed window to the rear elevation, new carpet, coving, ceiling light on a dimmer switch and a radiator.

Stairs and Landing

Having new carpet, coving, ceiling light and an airing cupboard.

Bedroom One

9'8" x 10'2" at wardrobes (2.96m x 3.12m at wardrobes)

Having a fitted double wardrobe with hanger rail and shelving. New carpet, coving, ceiling light, radiator, TV aerial and telephone points and a UPVC double glazed window to the front elevation.

En Suite

Appointed with a low flushing WC, a pedestal wash hand basin with pillar taps and a shower enclosure. Complementary tiling to the splash back areas, ladder style radiator, extractor fan, coving, ceiling light, an over sink wall light with twin electric socket and an opaque UPVC double glazed window to the side elevation.

Bedroom Two

13'11" x 8'4" (4.25m x 2.56m)

The second bedroom also has a fitted double wardrobe with hanger rail and shelving. New carpet, UPVC double glazed window to the front elevation, coving, ceiling light and a radiator.

Bedroom Three

11'9" 7'8" (3.59m 2.36m)

UPVC double glazed window over looking the rear garden. New carpet, coving, ceiling light, radiator and the loft access hatch. The loft access has a pull down ladder, the loft being boarded for storage and having lights.

Bedroom Four

11'9" max x 8'5" (3.59m max x 2.58m)

The fourth well proportioned bedroom has a UPVC double glazed window over looking the rear garden and the open space behind. New carpet, coving, ceiling light and a radiator.

Bathroom

Family bathroom appointed with a three piece suite comprising a low flushing WC, a pedestal wash hand basin with mixer tap and a paneled side bath with mixer tap. Complementary tiling to the splash back areas, extractor fan, coving, ceiling light, over sink wall light with a twin electric socket, ladder style radiator and an opaque UPVC double glazed window to the rear elevation.

Outside

To the front of the house is a paved driveway providing parking space plus additional graveled parking space. There is an outside light next to the front door. Bin storage space to the right hand side and access to the side garage door. A gated path to the left hand side leads to the utility room door where there is an outside light and a cold water tap. The south west facing rear garden has been very well maintained with an outdoor light, paved pathway, patio, a very neat lawn and planted borders. The rear garden benefits from a good degree of privacy at the rear.



Road Map



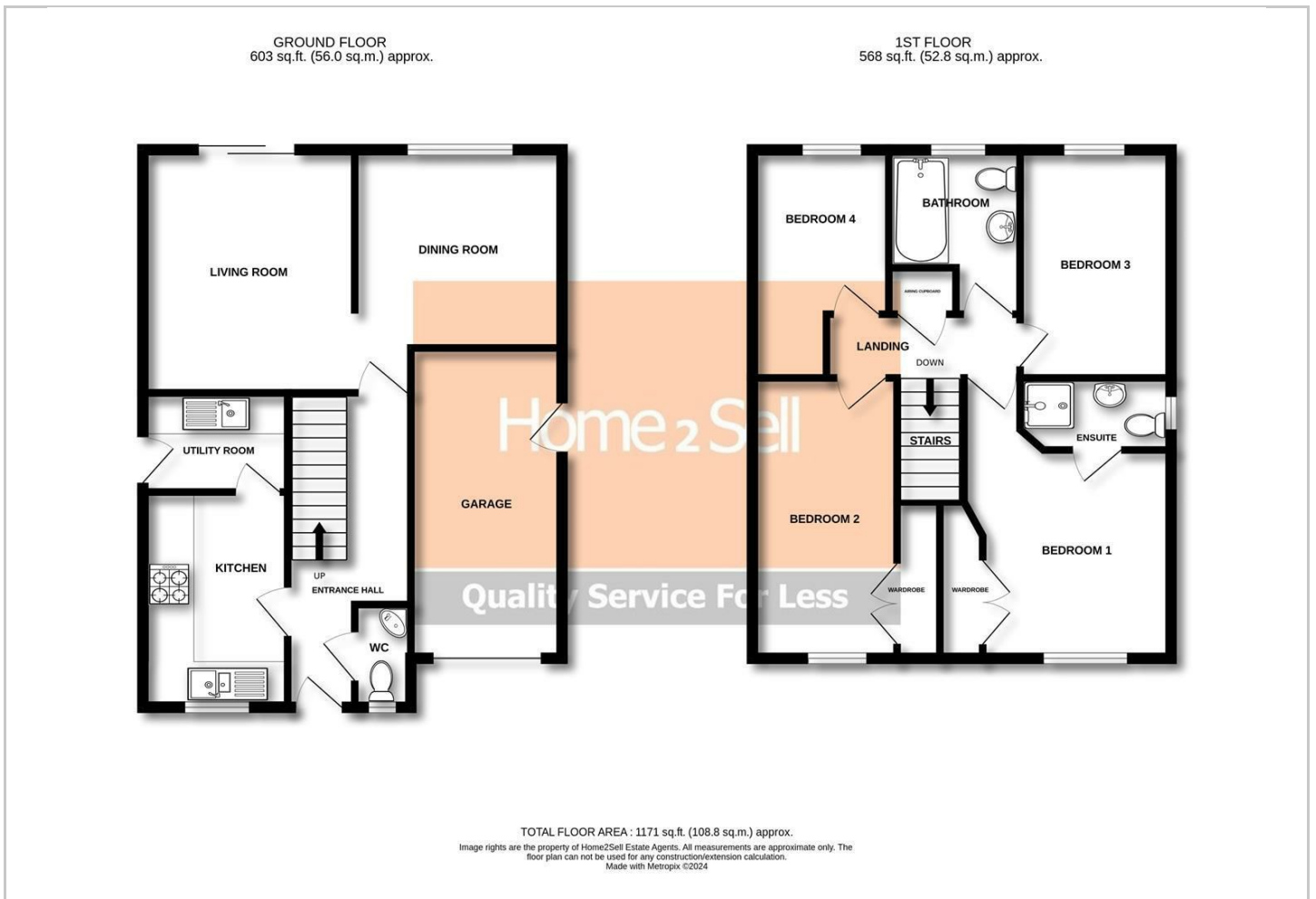
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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