

Home 2 Sell

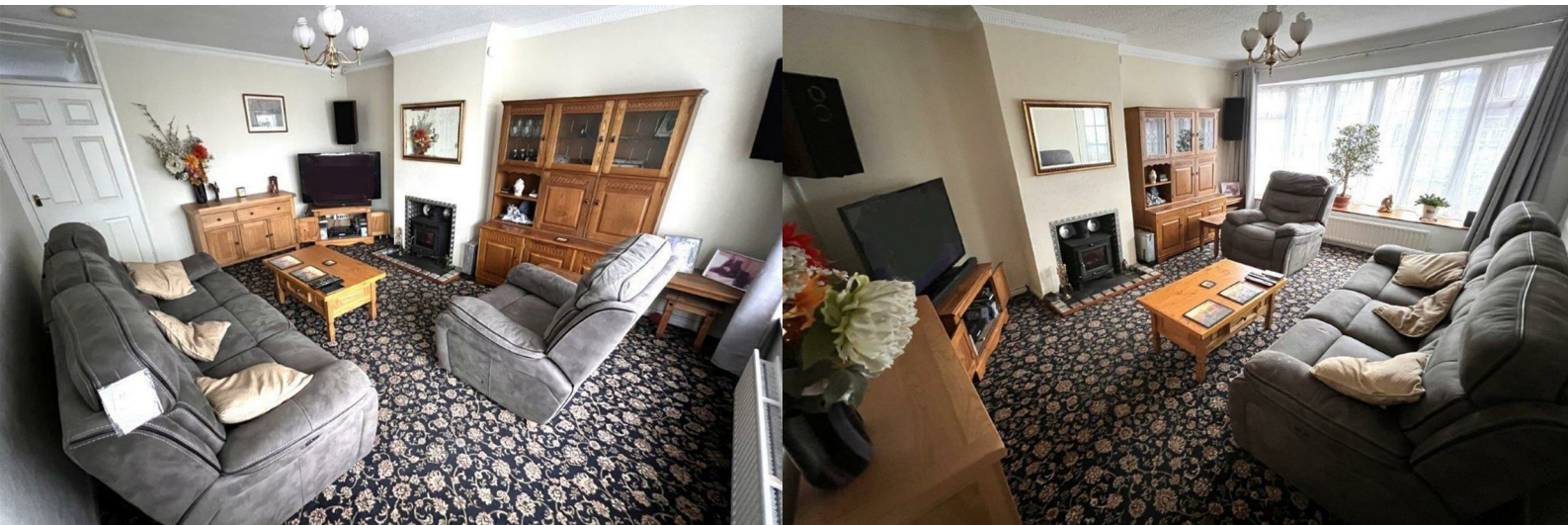
Quality Service For Less



## 61 Holborn View

Codnor, Ripley, DE5 9RB

Offers Over £210,000



Home2Sell are delighted to offer For Sale this two double bedroom detached bungalow located in a popular and sought after residential area. An internal inspection of the property will reveal a fitted kitchen, a well proportioned living room with a multi fuel burning stove, inner hall, two double bedrooms and a shower room. Outside there are low maintenance gardens to the front and rear, ample parking, a garage and a storeroom/workshop. The property also benefits from UPVC double glazing, gas central heating, an alarm and front and rear CCTV.



### Kitchen

12'8" x 7'10" (3.87m x 2.39m)

Fitted kitchen appointed with matching wall and base units having roll edge work tops. Inset single bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Space for a cooker with a chimney style extractor hood above. Spaces for a fridge, freezer and a washing machine. The kitchen benefits from a good degree of natural being dual aspect having UPVC double glazed windows to the front and side elevations. Opaque UPVC double glazed entrance door to the side elevation, carpet, two ceiling lights and a radiator.

### Living Room

15'10" x 12'2" (4.85m x 3.72m)

The focal point of the room being the fire place recess with tiled hearth housing a clean burn multi fuel burning stove. UPVC double glazed bow window to the front elevation, carpet, decorative coving, ceiling light, two wall lights and a radiator.

### Inner Hall

Connecting all the principle rooms having a fitted storage having housing the Baxi gas combination boiler, loft access hatch with a pull down ladder, carpet and a ceiling light.

### Bedroom One

11'3" x 10'10" (3.44m x 3.31m)

Having a UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator.

### Bedroom Two

14'8" x 9'2" (4.48m x 2.80m)

The second double bedroom has a UPVC double

glazed French windows with lead detailing opening to the rear garden and having matching side windows. Carpet, coving, ceiling light and a radiator.

### Shower Room

6'4" x 5'6" (1.94m x 1.69m)

Appointed with a low flushing WC and a vanity wash hand basin with mixer tap featuring a storage cupboard below. Double shower enclosure having a shower with a fixed monsoon head and a separate detachable rinser. Complementary tiling to the splash back areas and walls. Carpet, ceiling light, radiator and an opaque UPVC double glazed window to the side elevation.

### Outside

To the front of the property is a low maintenance garden with coloured gravel and a paved path. A paved drive provides off road parking and extends through double gates along the side of the property. There is CCTV at the front, security lighting and a cold water tap to the side. A gate gives access to the rear garden. The low maintenance rear garden has paved and slabbed areas, a small greenhouse, outdoor lights and a CCTV camera over looking the garden.

### Garage

17'11" x 8'5" (5.47m x 2.59m)

Having an up and over front door, a single side personnel door, power and light.

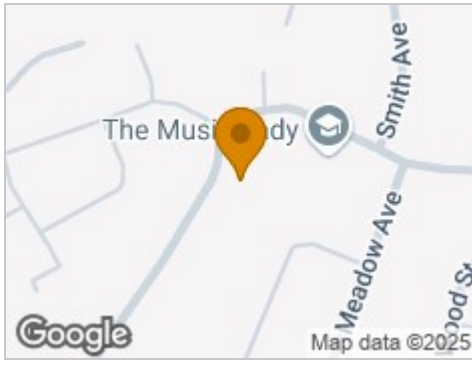
### Store/Workshop

7'10" x 8'5" (2.41m x 2.58m)

Located at the rear of the garage this useful addition has power and lighting.



## Road Map



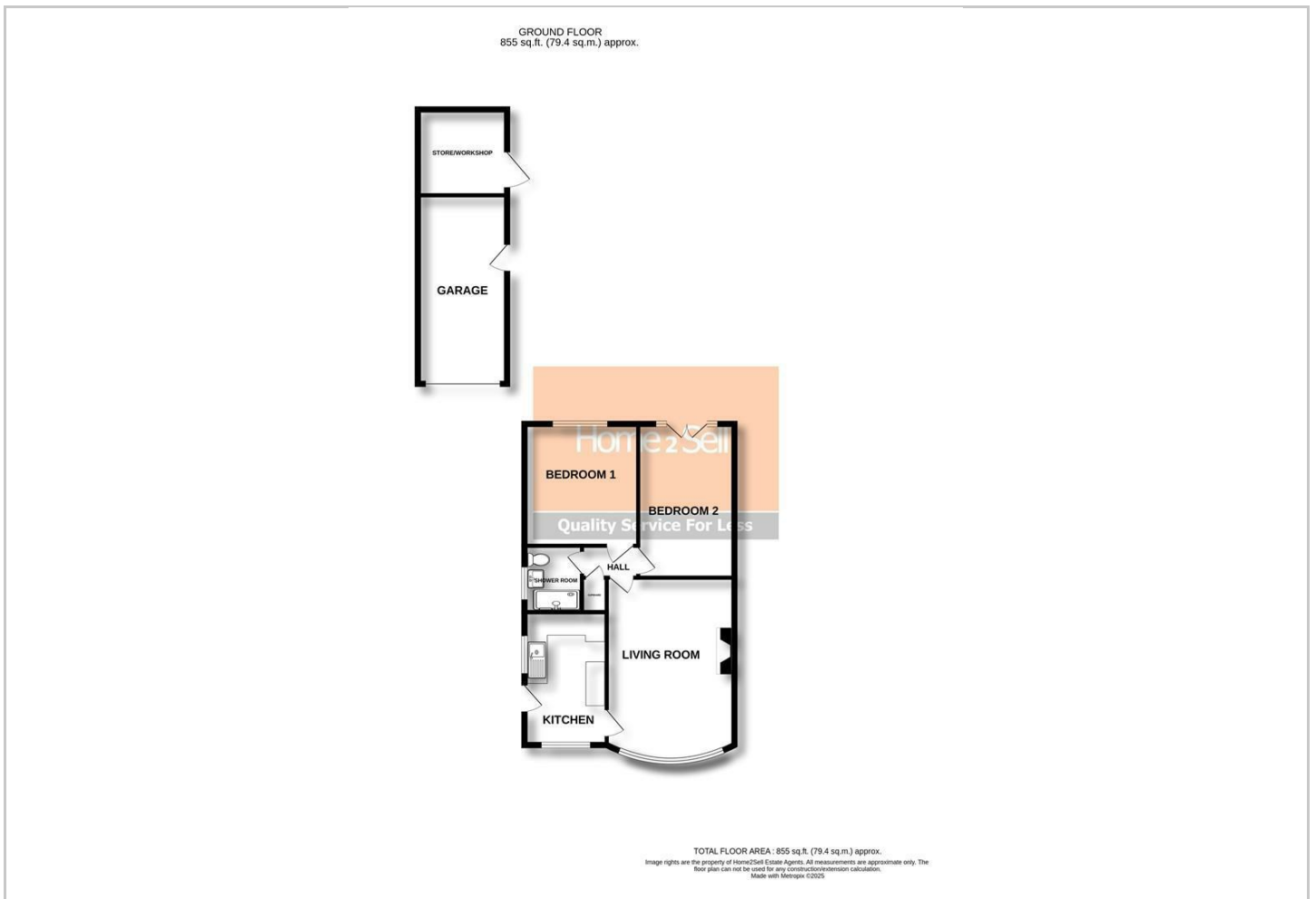
## Hybrid Map



## Terrain Map



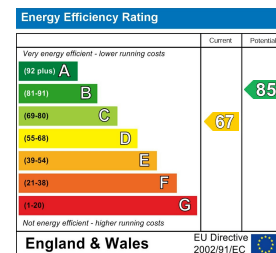
## Floor Plan



## 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



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