

Home 2 Sell

Quality Service For Less



117 Field Street

Codnor, Ripley, DE5 9RS

£225,000



NO CHAIN! Home2Sell are delighted to offer For Sale this well proportioned three bedroom semi detached house located on a cul de sac in the popular village of Codnor. An internal inspection of the property will reveal an entrance porch, hall, an open plan living and dining room, a good size sun room, fitted kitchen, guest WC and utility room. To the first floor are three bedrooms and a bathroom. Outside there is a low maintenance south facing rear garden, drive and an oversized single garage. The property also benefits from UPVC double glazing and gas central heating.



Porch

Having a double glazed composite entrance door, carpet floor tiles, ceiling light, a UPVC double glazed window to the front elevation and an opaque UPVC double glazed inner door to the hall.

Hall

Having laminate flooring, ceiling light, radiator and the stairs rising to the first floor.

Living & Dining Room

24'5" x 12'11" max (7.45m x 3.96m max)

A spacious open plan living and dining room having a UPVC double glazed bow window to the front elevation and UPVC double glazed doors with side windows opening to the sun room. Carpet, two ceiling lights, two radiators and a display recess in the chimney breast.

Sun Room

8'11" x 17'0" (2.74m x 5.19m)

A fine addition to the living space having UPVC double glazed windows and double doors opening to the south facing rear garden. Carpet floor tiles and recessed ceiling spot lights.

Inner Lobby

Situated between the living room and the kitchen having open storage in the under stairs space, carpet floor tiles and a ceiling light.

Kitchen

6'9" x 10'2" (2.07m x 3.11m)

Fitted kitchen appointed with matching wall and base units having roll edge work tops. Integral for ring gas hob having a chimney style extractor hood above. Separate built electric fan assisted oven and

microwave oven. Inset single bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Carpet floor tiles, ceiling light and chromed ladder style radiator. UPVC double glazed window to the utility room and a UPVC double glazed door opening to the sun room.

Utility

Having plumbing for a washing machine, fitted shelving & drawers, carpet floor tiles, wall light, UPVC double glazed window to the rear elevation and a Keylite roof window. Steps leading to the garage rear access door.

WC

Appointed with a low flushing WC and a wall mounted wash hand basin with pillar taps. Complementary tiling to the splash back areas, carpet floor tiles, wall light and an opaque UPVC double glazed window to the rear elevation.

Integral Garage

19'10" x 10'5" (6.06m x 3.18m)

Having a roller shutter door to the front, a personnel door to the rear, power and lighting.

Stairs and Landing

Having carpet, a UPVC double glazed window to the side elevation, an airing cupboard, ceiling light and the loft access hatch.

Bedroom One

11'10" x 9'7" (3.63m x 2.93m)

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

Bedroom Two

10'9" x 9'6" (3.30m x 2.92m)

Double bedroom having a UPVC double glazed window to the rear elevation, carpet, ceiling light and a radiator. Included are the wardrobes and the chest of drawers.

Bedroom Three

8'9" max x 6'5" (2.68m max x 1.96m)

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

Bathroom

Appointed with a three piece suite comprising a low flushing WC, a pedestal wash hand basin with pillar taps and a paneled side bath with pillar taps having a surface mounted shower fitted over. Complementary tiling to the splash back areas and walls, chromed ladder style radiator, carpet floor tiles, ceiling light and a opaque UPVC double glazed window to the rear elevation.

Outside

To the front of the house is a landscaped garden area with planted borders, steps and pathway to the porch door where there is an outside light. Drive

area in front of the garage. The low maintenance south facing rear garden has paved patio and pathways, flower beds, deck seating area, outdoor lights and a cold water tap.



Road Map



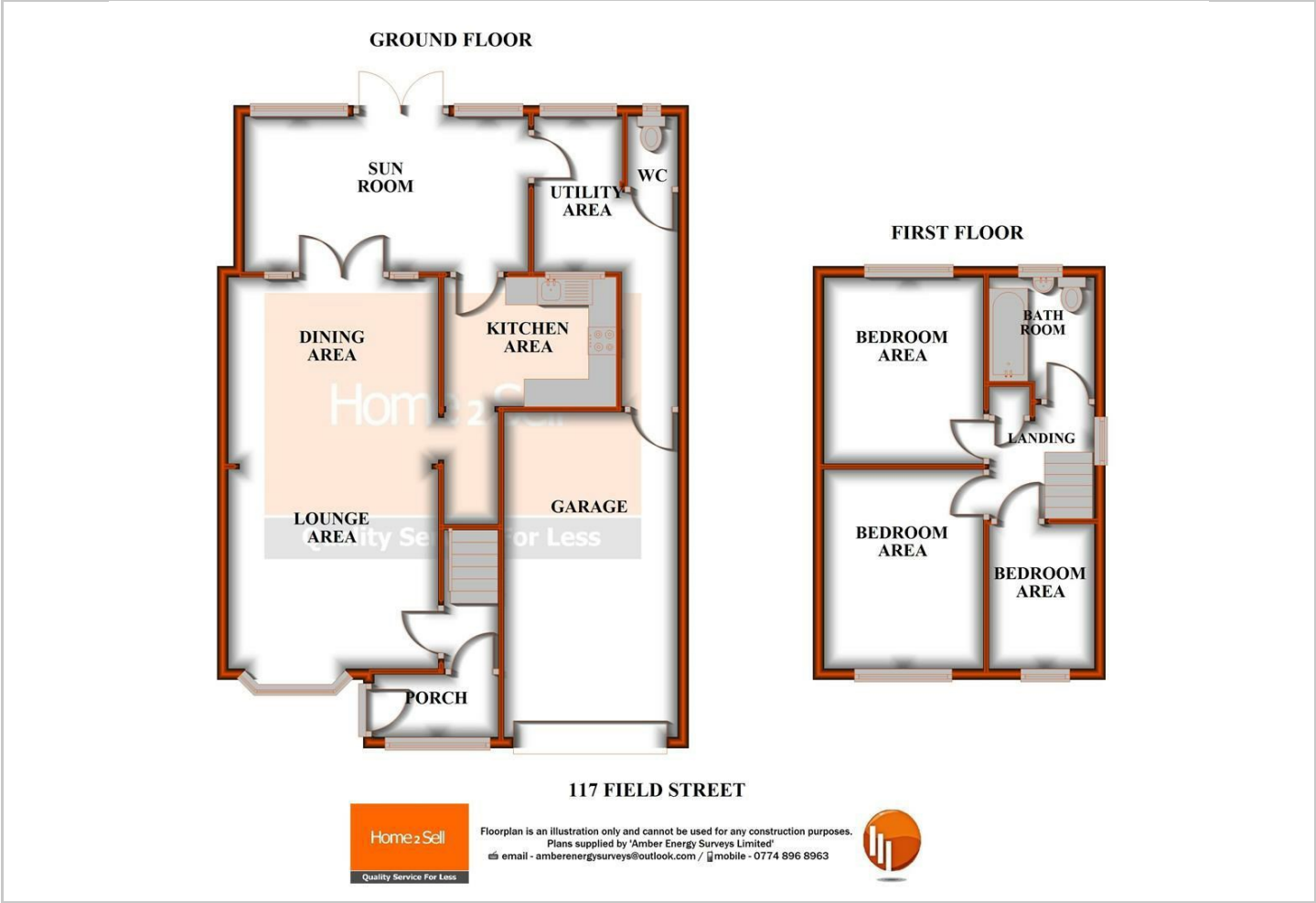
Hybrid Map



Terrain Map



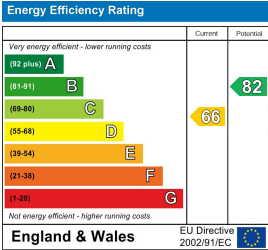
Floor Plan



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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