

Home 2 Sell

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## 2 Aqueduct Drive

Ripley, DE5 3QJ

£275,000



NEW TO MARKET. Home2Sell are delighted to offer For Sale this exceptionally well presented modern three bedroom semi detached house located on a new and popular residential development. An internal inspection will reveal an entrance hall, guest WC, a fitted kitchen with a comprehensive range of integrated appliances and a spacious living/dining room. To the first floor the master bedroom has fitted wardrobes and an en suite shower room. There are two further well proportioned bedrooms and a family bathroom. Outside there is off road parking and a pleasant rear garden benefiting from an elevated position.



### Entrance Hall

Having a composite entrance door, ceiling light, radiator and wood effect flooring.

### Guest WC

Appointed with a low flushing WC and a pedestal wash hand basin with mixer tap. Continuation of the hall flooring, ceiling light, radiator and an opaque UPVC double glazed window to the front elevation.

### Fitted Kitchen

10'2" x 8'2" (3.12m x 2.49m)

Fitted kitchen appointed with a comprehensive range of integral appliances. Four ring gas hob having a chimney style extractor hood above. Separate built in double electric fan assisted oven. Integral fridge, freezer, dishwasher and a washing machine. Inset one and a quarter bowl sink and drainer with mixer tap. Down lights to the work tops and recessed ceiling spot lights. Continuation of the hall flooring, radiator and an opaque UPVC double glazed window to the front elevation.

### Living Room

17'9" x 15'2" (5.42m x 4.63m)

A very well proportioned living and dining room. UPVC double glazed windows and double doors having fitted blinds opening to the rear garden. Carpet, two ceiling lights, two radiators, TV/media sockets and a UPVC double glazed window to the side elevation. The room also access to the under stairs storage cupboard.

### Stairs and Landing

Carpet and ceiling light.

### Bedroom One

8'3" at wardrobes x 10'1" (2.52m at wardrobes x 3.09m)

Having fitted wardrobes and display shelving to one wall plus a separate storage cupboard. Carpet, ceiling light, radiator, TV socket and a UPVC double glazed window to the front elevation.

### En Suite

Appointed with a low flushing WC, a pedestal wash hand basin with mixer tap and a double shower enclosure. Complementary tiling to the splash back areas, an extractor fan, ceiling spot light, radiator, tiled flooring and an opaque UPVC double glazed window to the front elevation.

### Bedroom Two

11'5" x 7'0" (3.49m x 2.14m)

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

### Bedroom Three

11'6" x 7'10" (3.51m x 2.40m)

The third well proportioned bedroom has carpet, ceiling light, radiator and a UPVC double glazed window to the rear elevation.

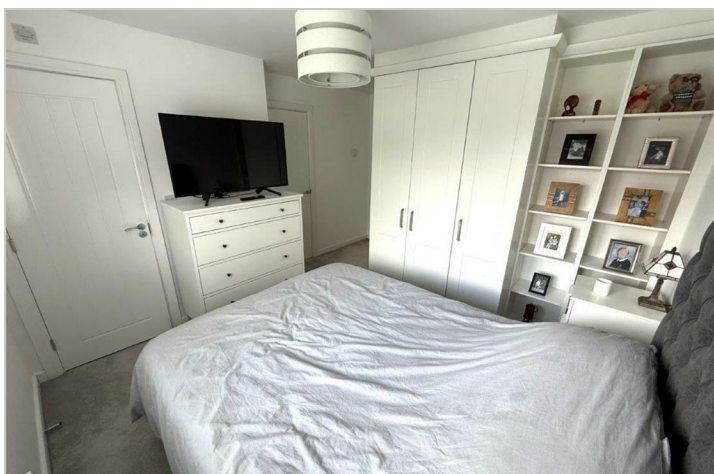
### Bathroom

Appointed with a low flushing WC, a pedestal wash hand basin with mixer tap and a paneled side bath having mixer taps and a 'Mira Vie' electric shower fitted over. Complementary tiling to the splash back areas, tiled flooring, twin electric shaver socket, extractor fan, recessed ceiling spot lights and a radiator.

### Outside



To the front of the house is a lawn, path to the front door where there is a storm canopy and an outside light. To the side is the drive providing ample off road parking, a twin outdoor power socket and a gate to the rear garden. The rear garden has an outside light, cold water tap, patio which has an elevated position and steps down to the lawn with planted borders.



Road Map



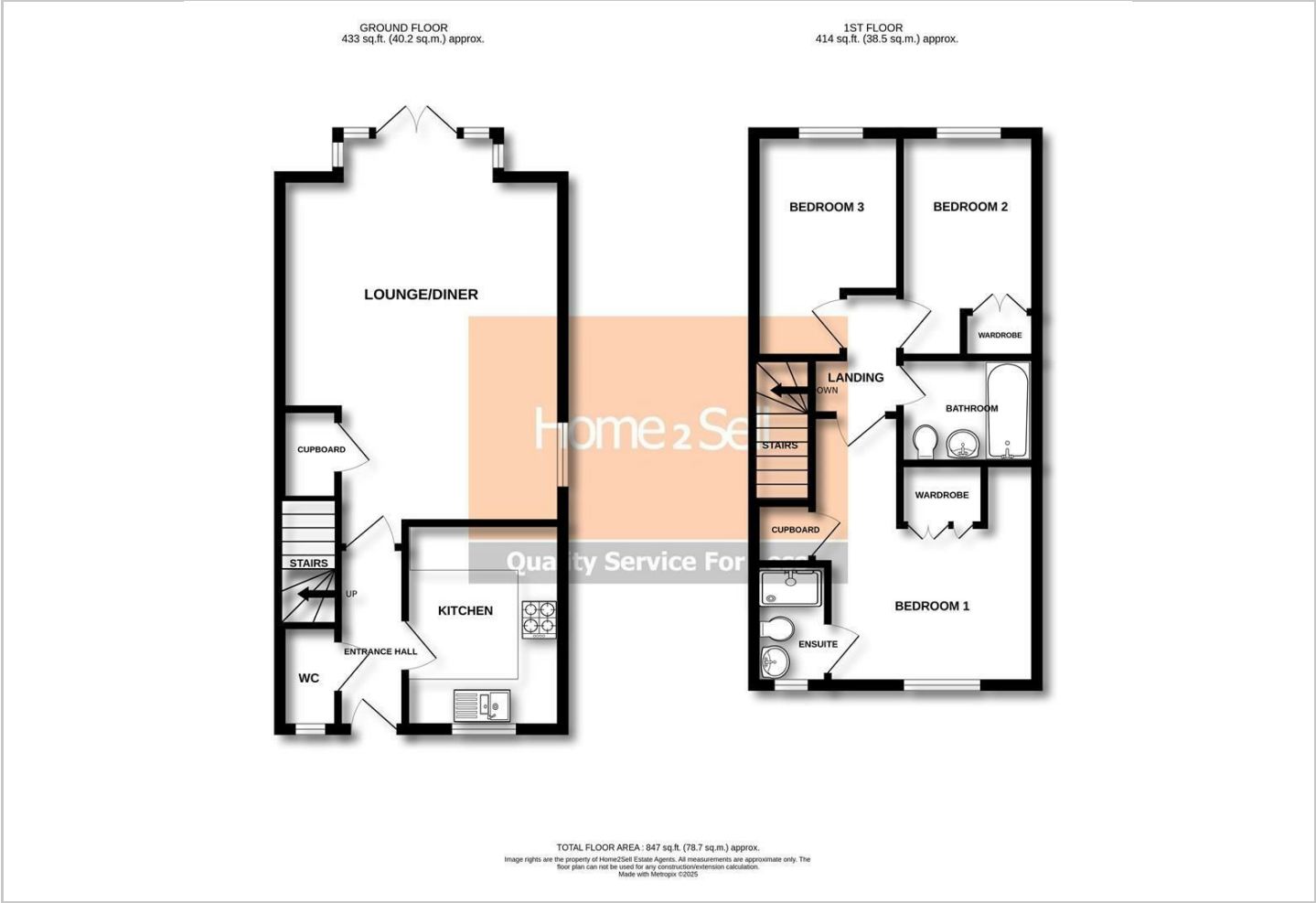
Hybrid Map



Terrain Map



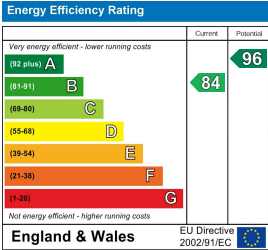
Floor Plan



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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