

Home 2 Sell

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## 29 Danesby Rise

Denby, Derbyshire, DE5 8RG

£235,000



Situated within a popular area of Denby, Derbyshire is this attractive and sympathetically extended family residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage three bed roomed family home. Having ample off road parking and a rear garden offering a good degree of privacy with patio terrace. The property has the benefit of PVCu double glazing and gas central heating. The accommodation comprising in brief of entrance porch, entrance hall, lounge with feature fireplace, dining room with feature fireplace and an impressive extended fitted kitchen and guest cloakroom WC. To the first floor landing a master double bedroom with fitted wardrobes a further double bedroom with fitted wardrobes and a single bedroom. WC and separate shower room. Viewing highly recommended. DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Porch

The property is entered via a PVCu door having glazed inserts, PVCu double glazed windows to the side elevations, ceramic tile flooring and ceiling light.

### Entrance Hall

Having ceiling light and stairs off to the first floor landing.

### Lounge

17'4" x 10'10" reducing 9'4" (5.29m x 3.32m reducing 2.86m )

Having dual aspect PVCu double glazed windows to the front and rear elevation, two central heating radiators, two ceiling lights, feature gas fire and television point.

### Dining Room

3.39m reducing 3.08m x 3.41m

Having a PVCu double glazed window to the front elevation, useful under stairs storage, feature gas coal effect living flame fire and ceiling light.

### Dining Kitchen

11'2" reducing 8'4" extending 15'3" x 15'3" max (3.41m reducing 2.56m extending 4.65m x 4.66m max)

This impressive room has a range of base wall and matching drawer unit with work surfaces over incorporating a sink drainer unit with chrome swan neck mixer tap. Integrated gas four ring hob with extractor over, electric fan assisted oven, space and plumbing for an automatic washing machine, space for a tumble dryer, space for a fridge freezer, vinyl flooring, PVCu door to the rear garden access, PVCu double glazed window to the rear elevation, column radiator, recessed ceiling lighting and breakfast bar.

### Guest Cloakroom WC

Having a two piece suite comprising of a vanity hand wash basin and a close couple WC. Chrome ladder style heated towel rail, vinyl flooring and ceiling light.

### To the first floor landing

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and views, central heating radiator and ceiling light.

### Bedroom One

11'2" x 10'5" (3.42m x 3.20m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Fitted mirror fronted wardrobes, cupboard housing the BAXI gas combination boiler which services the domestic hot water and central heating system.

### Bedroom Two

10'10" x 9'8" (3.32m x 2.96m )

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Fitted mirror fronted wardrobes.

### Bedroom Three

7'7" x 7'4" (2.32m x 2.24m )

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and views, central heating radiator and ceiling light.

### WC

Having a close couple WC, PVCu double glazed window to the rear elevation.

### Shower Room

Having a two piece suite comprising of a walk in shower having an electric Mira unit and a pedestal

hand wash basin. Central heating radiator, extractor fan, PVCu double glazed opaque window, vinyl flooring and complimentary wall tiling.

### Outside

The property is set back from the road behind a tarmacadam driveway providing ample off road parking with a well stocked and established border. Gated side access to the rear garden.

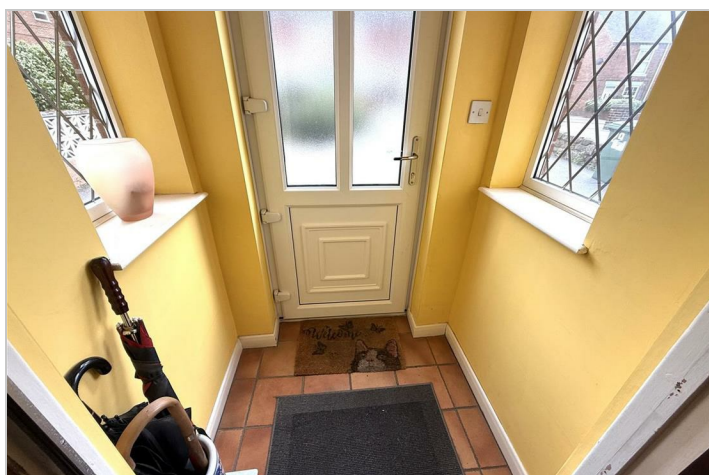
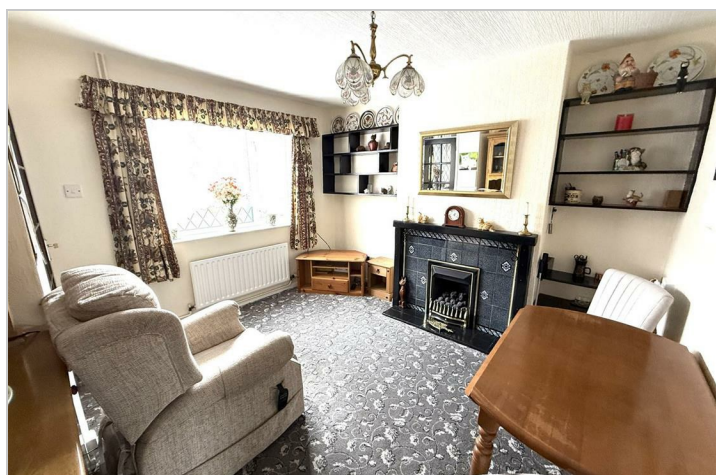
To the rear a large Indian flagstone patio terrace ideal for el fresco dining and entertaining with lawn and raised well stocked border.

### Area

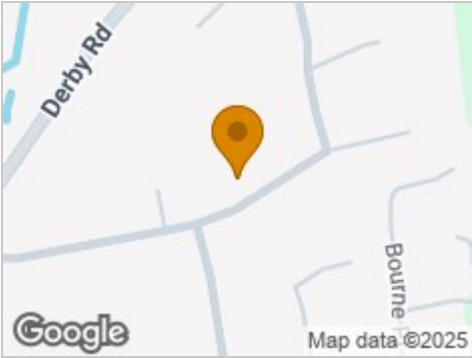
Denby is highly convenient for local centres including Derby, some eight miles to the south. A wide range of amenities can also be found in and around the local market town of Alfreton located approximately seven miles away including a good variety of shopping facilities, restaurants and traditional old public houses. The village is situated some twelve miles from the famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park. Other principal centres include Nottingham approximately seventeen miles to the east and Junction 26 of the M1 motorway is approximately ten miles away.

### Directional Note

From our Belper Market Place Office, proceed along through the traffic lights and past the Market Place, which becomes High Street then Spencer Road taking the next right-hand turn at the mini-roundabout onto Short Street, then left at he next mini-roundabout onto Kilbourne Road. Follow this road out of Belper and to the Kilburn Toll Bar traffic lights, taking a left-hand turn onto Derby Road, Danesby Rise is your second turning on the right and the property will be found on the left-hand side, clearly identified by our distinctive Home2sell For sale board.



Road Map



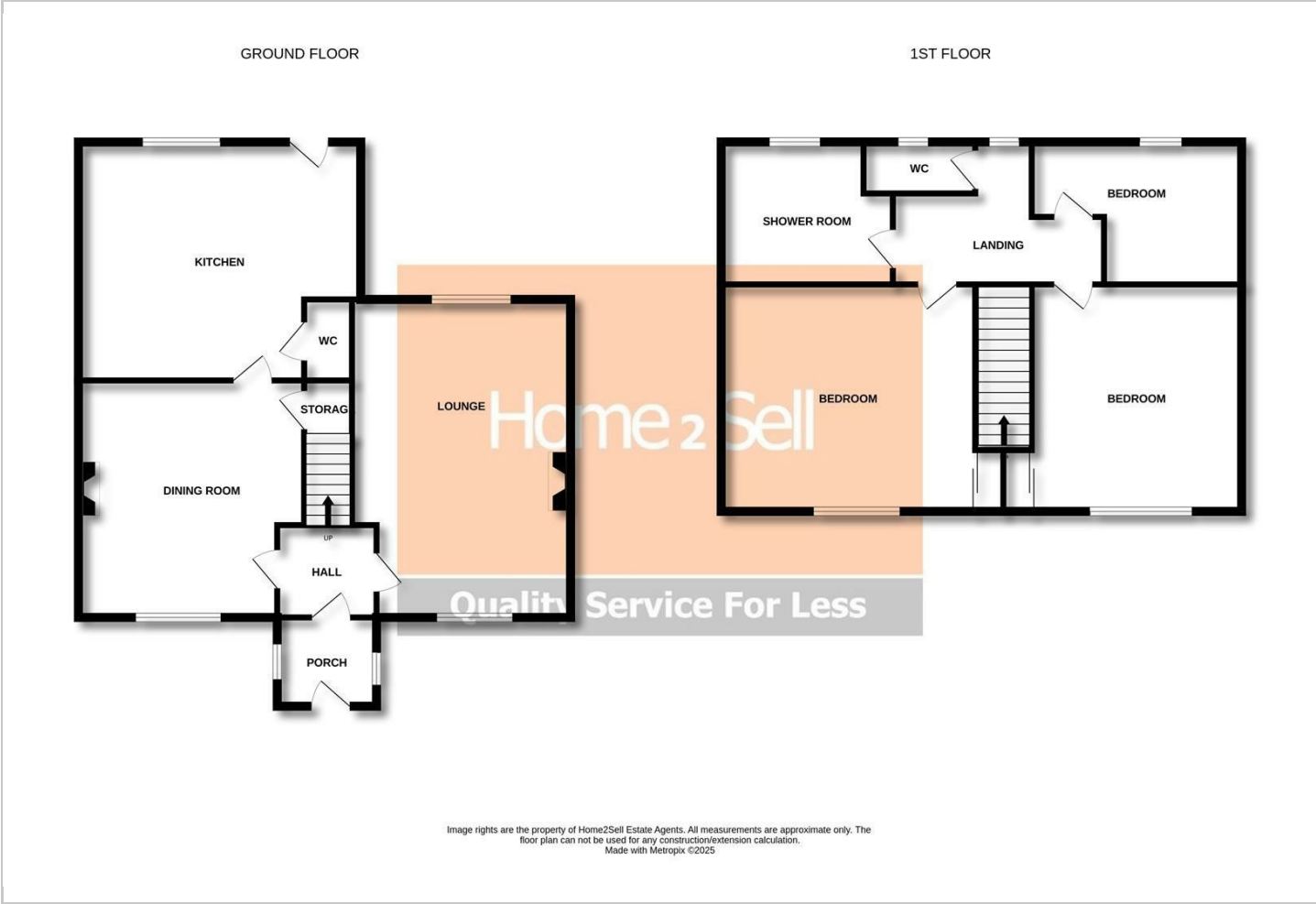
Hybrid Map



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.