

Home 2 Sell

Quality Service For Less



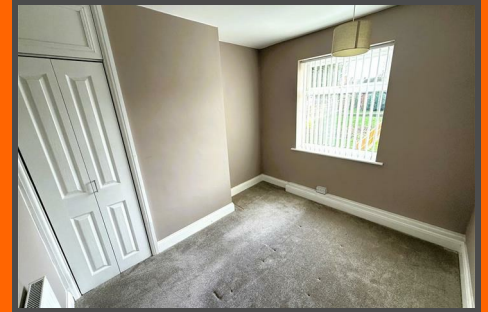
171 Derby Road

Denby, Ripley, DE5 8NQ

£200,000



NO CHAIN! Home2Sell are delighted to offer For Sale this well presented and well maintained two bedroom semi detached house in the highly sought after area of Denby. With excellent access to local amenities, very well regarded local schools, the market towns of Belper and Ripley with ease of access to major routes via the A38. An internal inspection of the property will reveal an entrance hall, living room, an open plan kitchen and dining room, conservatory and a cloakroom/WC. The the first floor the principle bedroom has a comprehensive range of fitted wardrobes and storage cupboards. There is a well proportioned second bedroom and a shower room. Outside there is driveway parking to the front and a large rear garden. The property also benefits from UPVC double glazing and gas central heating.



Entrance Hall

Having a UPVC entrance door having an opaque double glazed window. Carpet, radiator and the stairs rising to the first floor.

Living Room

11'10" x 13'1" (3.62m x 4.00m)

The focal point of the room being the decorative brick fire place surround housing a gas fire with tiled hearth, mantle piece and shelving. UPVC double glazed window to the front elevation, carpet, coving, ceiling light on a dimmer switch and a radiator. The living room also has access to the useful under stairs storage cupboard having shelving, light, an opaque UPVC double glazed window to the side elevation and also housing the gas and electric meters.

Kitchen Diner

9'10" max x 16'6" max (3.00m max x 5.04m max)

A very pleasant open plan kitchen and dining room having a fitted kitchen area with matching wall and base units having roll edge work tops. Integral four ring gas hob having an extractor hood above and an electric fan assisted oven below. Inset one and a quarter bowl sink and drainer with mixer tap having complementary tiling to the splash back and work areas. Ceiling light and an opaque UPVC double glazed window to the side elevation. The dining area has a fitted cupboard to one chimney breast recess, ceiling light, radiator and an UPVC double glazed window and door opening to the conservatory.

Conservatory

7'0" x 11'1" (2.15m x 3.40m)

Being brick based with UPVC double glazed upper windows and door opening to the side elevation.

Plumbing for a washing machine, wall light and a very useful storage room (former coal store).

WC

Appointed with a low flushing WC having a soft closing seat and lid. Wall mounted wash hand basin with mixer tap. Wood effect flooring, ceiling light and an opaque UPVC double glazed window to the rear elevation.

Stairs and Landing

Carpet, ceiling light, a UPVC double glazed window to the side elevation and the loft access hatch.

Bedroom One

11'10" x 13'2" (3.62m x 4.02m)

Having a comprehensive range of fitted wardrobes to one wall with sliding doors, storage shelving and hanger rails. Separate fitted storage cupboard with hanger rail and shelving in the over stairs space. UPVC double glazed window to the front elevation, carpet, coving, ceiling light and a radiator.

Bedroom Two

9'9" x 8'11" (2.98m x 2.73m)

The second well proportioned bedroom has a fitted storage cupboard to one chimney breast recess. UPVC double glazed window to the rear elevation over looking the garden. Carpet, ceiling light and a radiator.

Bathroom

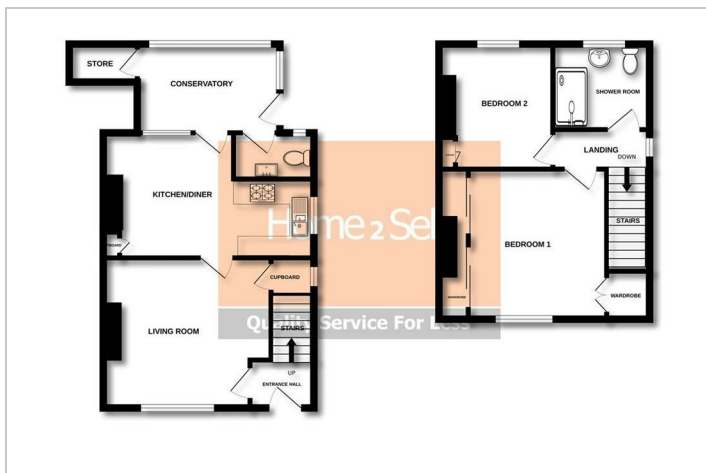
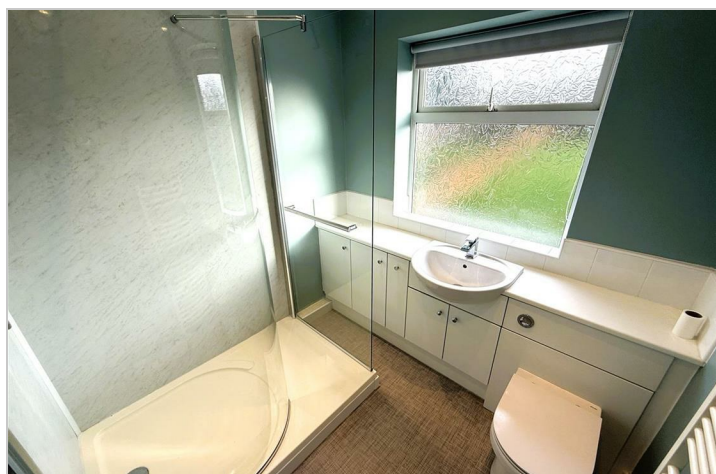
6'9" x 6'9" (2.06m x 2.08m)

Appointed with a modern suite comprising a low flushing WC and vanity wash hand basin with mixer tap and storage cupboards below. Double shower area having a 'Bristan Joy' electric shower fitted

inside. Extractor fan, white ladder style radiator, recessed ceiling spot lights and an opaque UPVC double glazed window to the rear elevation.

Outside

To the front of the house is a paved driveway providing ample off road parking space. Steps up to the front door. A path to the side has a cold water tap and leads to the rear garden. The rear of the property has a small yard area with a security light and the door to the conservatory. Steps up to a large paved patio seating area and the south east facing garden which is mainly lawn.



Road Map



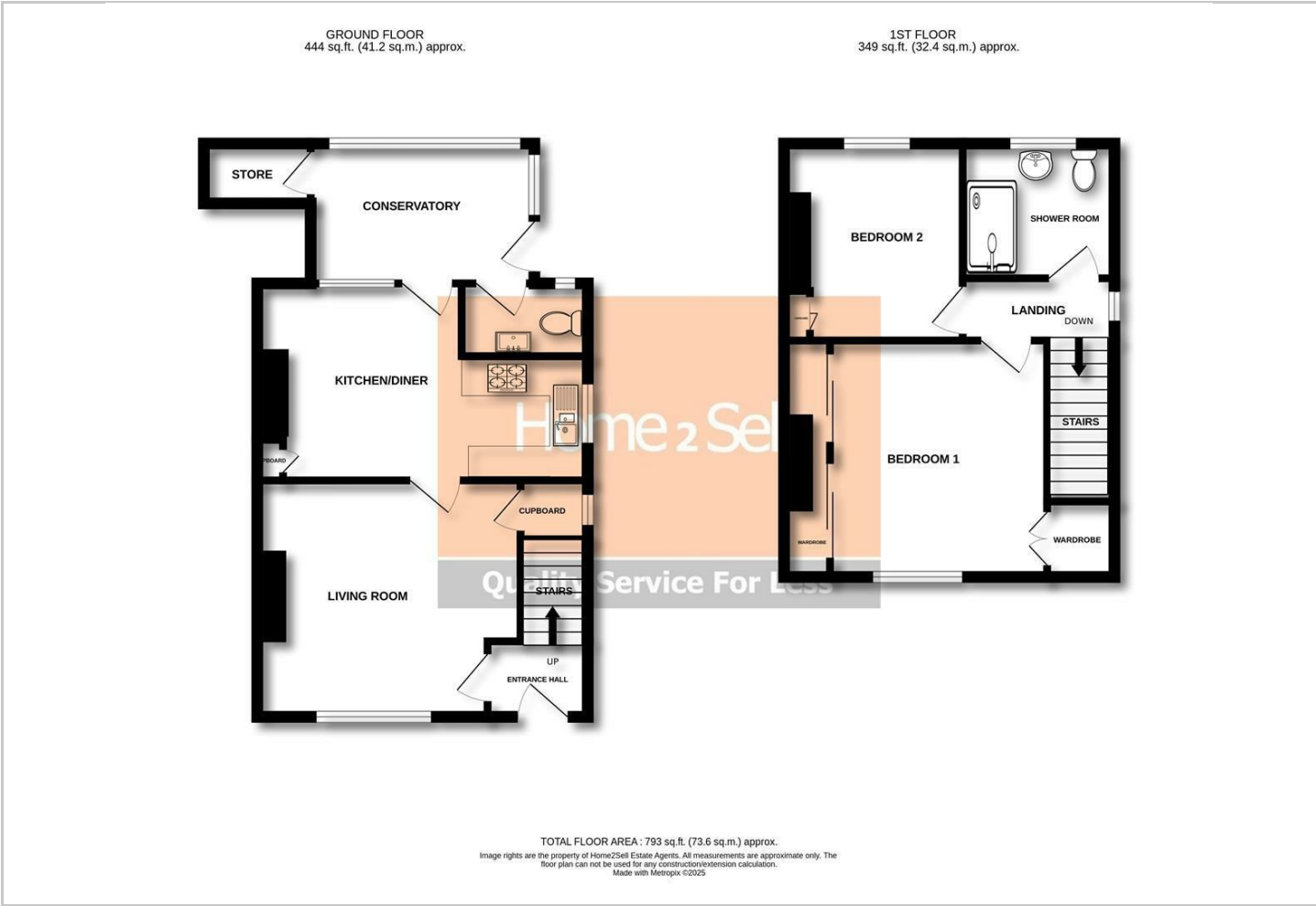
Hybrid Map



Terrain Map



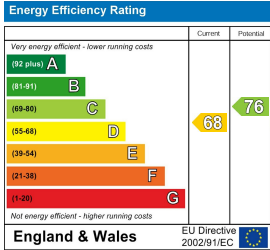
Floor Plan



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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