



# HOPKINS & DAINTY

ESTATE AGENTS



## Glass House Hill, Ripley, DE5 9QT

£125,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this refurbished and well presented two bedroom house. Ideal for a first time buyer looking to get on the property market. The property has been redecorated, recarpeted, along with a new kitchen, and had a new central heating system with a Valiant Boiler installed in 2024 and a new consumer unit and electrical work in 2018.

Offering pleasant living accommodation, comprising a 22' open plan lounge and dining room, fitted kitchen with a built in oven and hob and ground floor bathroom with a three piece suite, including an over bath shower. On the first floor, there are two double bedrooms and the property also has double glazing and gas central heating off a combination boiler. Externally, there is a small front garden and a good size rear garden with a decked seating area.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

## Open Plan Lounge + Dining Room



Accessed via a leaded light double glazed entrance door.

### Lounge Area 14'4" x 10'10" (4.38 x 3.31)



With a leaded light double glazed front window, new carpet, display fireplace and a radiator.

### Dining Area 14'4">9'10" x 10'1" (4.38>3.00 x 3.08)



With a leaded light double glazed rear window, new carpet, display fireplace and a radiator. Stairs rising to the first floor and a door to:

## Kitchen 8'1" x 7'7" (2.47 x 2.33)



Refitted with a contemporary range of base and wall units with a high gloss finish. Work surfaces with an inset sink and drainer; built in electric oven, gas hob and hood, along with space and plumbing for a washing machine and further appliances. A radiator, leaded light double glazed side door and a double glazed side window. Door to:

### Bathroom 6'5">6'1" x 5'3" (1.97>1.87 x 1.62)



Ground floor bathroom with a three piece suite. Comprising bath with an electric shower over, tiled splashbacks, wash hand basin and WC. Radiator and a leaded light double glazed rear window.

### First Floor Landing

With wooden doors leading off.

### Bedroom 1 14'4" x 11'4" (4.37 x 3.46)



Spacious front double bedroom, with a leaded light double glazed window, radiator and new carpet.

### Bedroom 2 11'1" x 10'2" (3.39 x 3.10)



Rear double bedroom with a leaded light double glazed window, radiator and new carpet. Boiler cupboard housing the wall mounted gas combination boiler and access to the loft space.

### Front Garden

To the front of the property there is a small pebbled garden with a gated path leading to the entrance door.

### Rear Garden



To the rear of the property, there is a pleasant enclosed garden ready for putting your own mark on and a decked seating area.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

## Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



## First Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 67.0 sq. metres (720.8 sq. feet)

Copyright of HOPKINS AND DAINTY ESTATE AGENTS.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.