



HOPKINS & DAINTY

ESTATE AGENTS



Chancery Close, Ripley, DE5 3UT

£385,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this beautifully presented and ready to move into, four bedroom detached family home. Set in a pleasant cul-de-sac position on this popular modern estate, convenient for Ripley town centre and with good road connections to the nearby A610 (with onward travel towards Nottingham/M1 junction 26) and the nearby A38 (which leads to the M1 at Junction 28 or Derby). The property was built in 2020 by Langridge Homes and offers: entrance hallway with a guest WC; a stunning kitchen/family room with a range of integrated appliances and a spacious lounge/diner with French doors opening onto the landscaped rear garden. On the first floor, there are four double bedrooms and the main family bathroom with a three piece suite, including an over bath shower. The master bedroom also has an En-Suite shower room.

The property has gas central heating and double glazing. A front lawn, side driveway parking, detached brick garage and a delightful landscaped lawn and patio garden.

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.

Entrance Hallway



Access via a double glazed entrance door. With stairs rising to the first floor and storage space under, a radiator, built in cloaks cupboard and doors leading off.

Lounge/Diner 22'5" x 12'3" (6.85 x 3.75)



Spacious lounge/dining room with a wall mounted electric fire, two radiators, a double glazed front bay window and French doors opening onto the rear garden.

Kitchen/Family Room 21'4" x 9'11" (6.52 x 3.04)



Impressive kitchen/family room fitted with a contemporary range of gloss fronted base and wall units. With worktops and an inset one and a quarter sink and drainer with a mixer tap. There is an AEG five ring induction hob, along with a fitted hood, electric oven and integrated fridge/freezer. Radiator, double glazed front window and French doors opening onto the rear garden.

Utility Room 6'7" x 6'2" (2.02 x 1.88)



With a fitted worktop, storage cupboard and an inset sink and drainer. Boiler cupboard housing the wall mounted gas boiler, a radiator, space for a tumble dryer and plumbing for a washing machine. Extractor vent and a double glazed door opening onto the rear garden.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator, extractor vent and a double glazed front window.

First Floor Landing

With a radiator, built in airing cupboard with the hot water cylinder and doors leading off.

Master Bedroom 12'3" x 10'6" (3.74 x 3.22)



Generous master bedroom with a radiator, two double glazed front windows and a door to:

En-Suite Shower Room 9'0">5'9" x 6'4" (2.76>1.76 x 1.94)



Three piece suite comprising shower with tiled splashbacks, wash hand basin and WC. Over stairs storage plinth, a radiator, extractor vent and a double glazed front window.

Bedroom 2 12'6" x 9'8" (3.82 x 2.97)



Good size second bedroom with a radiator, double glazed front window and access to the loft space.

Bedroom 3 12'5" x 8'8" (3.79 x 2.65)



With a radiator and double glazed rear window.

Bedroom 4 9'9" x 8'9" (2.99 x 2.68)



Radiator and double glazed rear window.

Family Bathroom 7'7" x 5'6" (2.32 x 1.69)



Three piece suite comprising bath with a shower over and screen, tiled splashbacks, a wash hand basin and WC. Radiator, extractor vent and a double glazed rear window.

Front Garden



To the front of the property there is a lawn garden and block paved path leading to the entrance door with outside lighting.

Side Driveway

Block paved side driveway providing off road parking, access to the garage and gated entry to the rear garden.

Brick Garage 17'10" x 8'8" max. (5.46 x 2.65 max.)

With an up and over door. Electric light and power, roof storage space and a side access door to the garden.

Rear Garden



Delightful enclosed rear garden which has been landscaped by the current owners to provide a generous patio seating area with an outside tap and lighting. Steps lead up to an elevated lawn garden with mature planted flower and shrub borders and fencing to the boundary. The garden extends behind the garage to provide a

further storage area with a raised vegetable bed.

Please note the garden shed is not included in the sale but maybe available by separate negotiation with the owner.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

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.

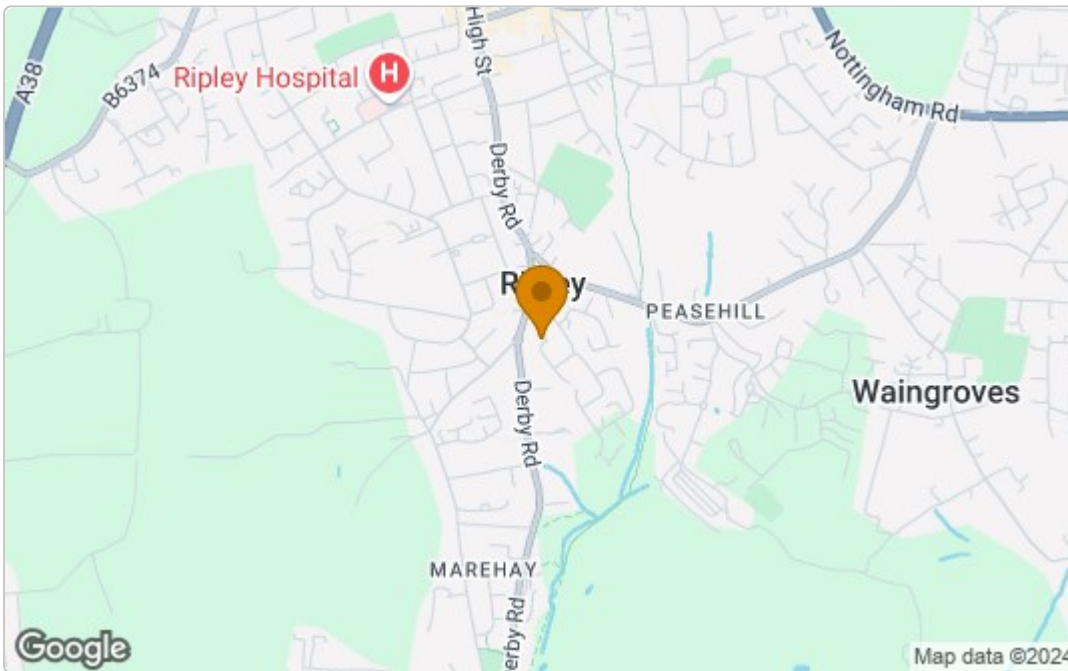
Floor Plan



Total area: approx. 122.1 sq. metres (1314.0 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		84	92
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.