

# Fletcher & Company

Rose Cottage Prospect Road, Denby, Ripley, DE5 8RE

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Price £825,000

Freehold

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- Most Impressive Detached Residence Occupying a Fabulous Plot
- Peaceful Tranquil Position with Adjoining Paddock/Field
- Ideal Family Home
- Well Appointed Throughout
- Double Glazing & Gas Central Heating
- Porch, Utility, Fitted Kitchen
- Dining Room, Sitting Room & Lounge with Study off
- Master Bedroom with En-Suite, Two Further Double Bedrooms & Bathroom
- Beautiful Gardens with a Southerly Aspect - A 'Must See' Feature
- Extensive Driveway, Attached Garage & Detached Garaae







## Summary

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Most impressive, large three bedroom detached residence occupying a fabulous plot backing onto open fields.

This is a rare and exciting opportunity to acquire a substantial, detached dwelling occupying a pleasant location on Prospect Road in Denby, sure to appeal with its highly private garden to the rear of the property and pleasant field views.

The property features gardens to both sides and rear with an attached paddock/field enjoying a very peaceful position. Internal viewing is essential to fully appreciate the tranquillity on offer.

The property is double glazed and gas central heated with a porch, fitted guest cloakroom, lounge (previously a ground floor bedroom) and dining room with a feature dual-aspect multifuel stove, sitting room, study and quality fitted kitchen with built-in appliances and a utility room off. The first floor landing leads to a master bedroom with en-suite shower room, two further bedrooms and a well appointed bathroom.

# F&C

### **The Location**

The property's location in Denby gives easy access to a range of amenities in the popular market town of Belper which is a short drive away. More locally are a selection of shops and schooling at both primary and secondary level including the John Flamstead secondary school. The property also gives easy access to Ripley as well as the A38 and pleasant walks in the surrounding open countryside.

### **Accommodation**

#### **Ground Floor**

##### **Rear Porch**

10'3" x 3'0" (3.14 x 0.92)

Secure gated access to the rear garden provides access via uPVC double glazed French doors into the rear porch with electric heater, tiling to the floor and walls and panelled and glazed stable door giving access to the utility room.

##### **Utility Room**

9'8" x 7'8" (2.95 x 2.36)

With an L-shaped granite worktop having matching upstands and tiled surrounds, inset Belfast style sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards, appliance spaces suitable for a washing machine and tumble dryer, integrated fridge/freezer, central heating radiator, double glazed window to the side and door to the kitchen.



## Quality Fitted Kitchen

15'8" x 14'0" (4.79 x 4.27)

A quality fitted kitchen with an extensive range of granite worktops having matching upstands and tiled surrounds, inset twin Belfast style sink unit with mixer tap, double glazed window to the rear with fabulous views over the garden and fields beyond, fitted base cupboards and drawers with complementary wall mounted cupboards, appliance space suitable for a Range gas cooker, two integrated fridges, dishwasher and two wine coolers, integrated microwave, recessed ceiling spotlighting, stylish floor-to-ceiling central heating radiator and panelled and glazed door to the sitting room.



### **Sitting Room**

13'1" x 13'0" (3.99 x 3.98)

With central heating radiator, tiled floor covering, staircase leading to the first floor with feature wooden balustrade, double glazed bi-fold doors opening onto the rear garden offering very pleasant views over the open fields and beyond, recessed ceiling spotlighting and door to the fitted guest cloakroom.



### **Fitted Guest Cloakroom**

6'3" x 2'5" (1.91 x 0.75)

Tiled with a suite comprising low flush WC, vanity unit with wash handbasin and cupboard beneath, central heating radiator and double glazed window to the front.

## Dining Room

22'2" x 12'5" (6.78 x 3.81)

With an impressive feature fireplace with decorative surround and raised hearth incorporating a dual-aspect multifuel stove, central heating radiator, recessed ceiling spotlighting, bespoke cupboards and display shelving, double glazed window to the front and double glazed window to the rear, again with fine views.





## Lounge

22'2" x 12'4" (6.76 x 3.78)

Again, with the feature dual-aspect fireplace and raised hearth incorporating a multifuel stove, timber display lintel, fitted cupboard, recessed ceiling spotlighting, central heating radiator, double glazed windows to the side and rear, again with views and twin panelled and glazed doors opening into the study. Please note this room has previously been used as a bedroom with en-suite facilities but now converted back to a lounge by the current owner.



## Study

8'11" x 8'7" (2.73 x 2.64)

With central heating radiator and stained glass window to the side.



## First Floor

### Landing

Feature semi-galleried landing with the continuation of quality balustrade, access to loft space, recessed ceiling spotlighting, three double glazed windows to the front and doors to three bedrooms and bathroom.

### Master Bedroom

12'11" x 12'4" (3.94 x 3.77)

With central heating radiator, built-in wardrobe, double glazed window to the rear offering very pleasant views and door to the en-suite shower room.



### En-Suite Shower Room

8'0" x 5'2" (2.46 x 1.58)

Superbly appointed and tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, large walk-in shower cubicle with integrated shower, two ladder style radiators and double glazed window to the front.



### Double Bedroom Two

12'8" x 12'4" (3.87 x 3.76)

With central heating radiator, built-in wardrobe with sliding doors and double glazed window to the rear with impressive views.





### **Double Bedroom Three**

13'10" x 11'10" (4.22 x 3.63)

With central heating radiator, built-in wardrobe, cupboard housing the boiler and double glazed window to the rear, again with views.



### **Superbly Appointed Family Bathroom**

13'5" x 5'5" (4.09 x 1.66)

Fully tiled with a white suite comprising low flush WC, vanity unit with wash handbasin and cupboards beneath, panelled bath, separate large walk-in shower cubicle with integrated shower, two chrome towel radiators, recessed ceiling spotlighting and double glazed window to the rear.



### **Outside**

The property boasts a wide frontage on Prospect Road and benefits from two separate driveways.

## Gardens

The main garden is immediately to the rear of the property and features a block paved patio/terrace ideal for outdoor dining and a large gravelled expanse with raised borders containing plants and shrubs. The garden backs onto a very pleasant brook and a gate leads to a sizeable paddock/field. Further features include ornamental lighting, a summerhouse and security cameras. A further lawned section with a wooden door and raised vegetable beds runs alongside the neighbouring brook.

The gardens are a 'must see' feature of this property which also benefits from a southerly aspect.

## Driveway One

With electric gates leading to a driveway providing off road parking with the benefit of a SyncEV car charging point and access to the detached garage with a very pleasant wild garden to the side and rear and feature pond.

## Detached Garage

With remote door.



## Driveway Two

A second block paved driveway to the front of the property provides access to an attached double garage.

## Attached Garage

With remote door, power, lighting and side door to the garden.



Council Tax Band F - Amber Valley





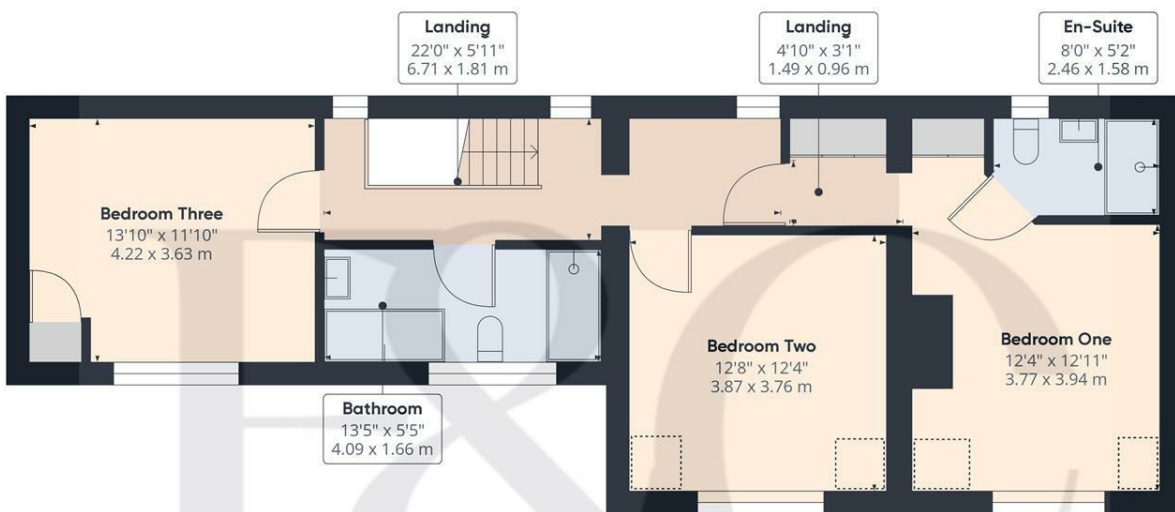
Floor 0

Approximate total area<sup>(1)</sup>  
 1182.31 ft<sup>2</sup>  
 109.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area<sup>(1)</sup>  
 738.38 ft<sup>2</sup>  
 68.6 m<sup>2</sup>

Reduced headroom  
 23.56 ft<sup>2</sup>  
 2.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Denby  
Ripley  
DE5 8RE

Council Tax Band: F  
Tenure: Freehold

