

Derby Road, Marehay, Ripley

CURRAN  
BIRDS  
+ CO



Derby Road, Ripley, DE5 8HU  
Offers in excess of £320,000

3 2 3

# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 840 sq.ft, 78 m<sup>2</sup>, FLOOR 2: 549 sq.ft, 51 m<sup>2</sup>  
 TOTAL: 1389 sq.ft, 129 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







BEAUTIFUL PERIOD HOME - A most attractive three double bedroom detached home of immense style and character, offering many period features and generous room proportions that really have to be viewed to be fully appreciated. The property has been beautifully presented and much improved by the current vendor and has been extended to the rear with a superb study/potential bedroom four/annex with ground floor shower room. The property offers a beautiful breakfast kitchen with glass lantern and french doors giving access to the delightful landscaped rear garden.

The property has a combination boiler gas central heating system, double glazing and in brief comprises: spacious entrance hallway with minton tiled floor, dining room with bay window, beautiful sitting room with feature fireplace, quality breakfast kitchen with integrated appliances and french doors leading to the rear garden, utility room, study/annex/potential bedroom four with ground floor shower room. The first floor landing leads to three generous double bedrooms and a contemporary bathroom.

Outside the property has walled foregarden with gated access to the front entrance. There is gated block paved driveway to the side providing off road parking for two cars. There is a delightful landscaped garden to the rear with raised level paved patio seating area, shaped lawn with well stocked borders and vegetable garden with generous timber framed shed.

- Beautiful Extended Period Detached Home
- Period Features & Beautifully Presented
- Dining Room with Bay Window & Stylish Sitting Room
- Study/Potential Bedroom Four/Annex with Ground Floor Shower Room
- Gated Driveway, Delightful Landscaped Rear Garden
- Wealth of Character & Charm
- Spacious Hallway with Minton Tiled Floor
- Well Appointed Breakfast Kitchen & Separate Utility Room
- Three Double Bedrooms & Contemporary Bathroom
- Easy Access to Excellent Amenities in Ripley









## LOCALITY & AMENITIES

Marehay is positioned close to local countryside and close to the popular Derbyshire town of Ripley.

Ripley is a popular Derbyshire Town located in the Amber Valley and offers a good range of local amenities with major supermarket, local retail outlets, public houses and education facilities.

Ripley is positioned within easy access of the A38 which in turn leads to the main motorway network, the nearby towns of Belper and Alfreton and Derby City centre is located 10 miles to the south.

## THE ACCOMMODATION

### GROUND FLOOR

#### Beautiful Entrance Hallway

13'1 x 8'11 (3.99m x 2.72m)

Entrance through composite double glazed entrance door into the entrance hallway. Wood unit double glazed unit double glazed window the front elevation, feature archway, Minton tiled floor, beautiful panelled staircase with open wood spindles and painted wood handrail. Panelled doors giving access through to the dining room, sitting room kitchen and useful under stairs storage cupboard

#### Understairs Small Cellar

Access through to the wall mounted electrical fuse box, has built in shelving, lighting and single glazed obscure window to the side elevation.

#### Dining Room

12'8 x 11'3 (3.86m x 3.43m)

Fitted with beautiful stone bay window with inset wood unit double glazed windows, two central heating radiators, oak effect laminate flooring, ornate coving to ceiling, ceiling rose, built-in shelving built into the recess and double open timber panelled doors giving access through to the sitting room.

#### Sitting Room

13'6 x 12'4 (4.11m x 3.76m)

Fitted with a beautiful stone effect fireplace with matching hearth and backplate, inset coal effect living flame gas fire, traditional style built-in storage cupboard, oak effect laminate flooring, built-in shelving into the recess, central heating radiator, ornate coving to ceiling and ceiling rose. Wood unit double glazed window to the side elevation and uPVC double glazed French doors opening out onto the rear garden.

#### Breakfast Ktichen

14'8 x 10'10 (4.47m x 3.30m)

Fitted with blue wood grain effect panelled units with copper handles, Quartz effect work surface over with matching splashback, under mounted stainless steel sink unit with draining grooves built into the work surface with black matt finished instant hot water mixer tap and breakfast bar. Integrated appliances comprising Candy stainless steel electric oven, combination oven, tall integrated fridge freezer, Induction four ring hob with black extractor unit over and integrated dishwasher. Pull out space saving cupboard, recessed LED downlighters, coving to ceiling, grey wood grain effect Karndeian flooring, built-in shelving, uPVC double glazed window to the side elevation, sky light lantern style window, uPVC double glazed French doors opening out onto the rear garden and panelled doors giving access through to the utility room and study.

#### Utility Room

4'10 x 3'7 (1.47m x 1.09m)

Fitted with a wall mounted Main combination boiler with white high gloss base cupboard with brushed stainless steel handles, roll edged granite work surface, low level appliance space for the automatic washing machine. Loft access, grey wood grain effect Karndeian flooring and light.

#### Study/Potential Annex

14'11 x 6'8 (4.55m x 2.03m)

Fitted with grey wood grain effect Karndeian flooring, central heating radiator, three windows to the side elevation, three Velux double glazed windows to the side elevation and timber sliding door providing access through to a ground floor shower room.

#### Ground Floor Shower Room

9'6 x 6'8 (2.90m x 2.03m)

Fitted with a white three piece suite comprising a wide walk-in shower cubicle with glazed shower screen, wall mounted chrome mains fed shower unit, grey wood effect ceramic tiling to the walls, low level WC with chrome push button flush and pedestal wash hand basin with chrome Monobloc mixer tap. Built-in shelving, wall mounted chrome ladder style heated towel rail, extractor fan and wood unit obscure double glazed window to the side elevation.

## FIRST FLOOR

Staircase leading through to the first floor landing from the entrance hallway.

## Landing

has a feature tall uPVC double glazed leaded window to the side elevation, smoke alarm, coving to ceiling, central heating radiator, painted wood panelled doors providing access through to all three bedrooms and bathroom.

#### Primary Bedroom

12'11 x 12'8 (3.94m x 3.86m)

Fitted with built-in wardrobes with rustic pine fronts with double opening doors, these are built into the recess with dressing table, TV point, central heating radiator, oak effect laminate flooring, coving to ceiling and wood unit double glazed window to rear elevation.

#### Bedroom Two

12'1 x 10'6 (3.68m x 3.20m)

Fitted with oak effect laminate flooring, central heating radiator, coving to ceiling and wood unit double glazed panelled windows to the front elevation.

#### Bedroom Three

10'7 x 9'7 (3.23m x 2.92m)

Built-in storage cupboard built into the recess, telephone point, central heating radiator, coving to ceiling, wood unit double glazed window to the rear elevation. There is a loft access hatch with drop down ladder leading to a partially boarded loft space.

#### Contemporary Bathroom

12'2 x 4'9 (3.71m x 1.45m)

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, panelled bath with glazed shower screen, chrome mains fed shower unit with shower attachment and rain shower head above. Ceramic wash hand basin built into a grey vanity unit with double opening cupboard doors and chrome handles with waterfall style chrome mixer tap. Grey wood grain effect laminate flooring, Monochrome ladder style heated towel rail, ceramic tiling to the walls, coving to ceiling, recessed LED downlighters, loft access and wood unit double glazed window to the front elevation.

#### Measured by Matterport

The room measurements, floor areas and floor plans have been created using Matterport. The room measurements and sizes are approximate and the actual sizes may vary.

## OUTSIDE

#### Frontage & Side Driveway

To the front of the property there is a walled forecourt garden with inset decorative railings with cast iron gateway giving access through to the front pathway, raised level planting beds, purple and blue slate beds planted with mature shrubs with walled boundary to the front. To the side of the property is block paved driveway providing off road car standing for up to two cars with double opening decorative wrought iron gates onto the drive. Timber gated access to the right hand side to a bin storage area with outside lighting and there is timber gated access onto the rear garden.

#### Enlosed Rear Garden

To the rear there is a generous raised level block paved seating and patio area with outside double electric socket, lower level gravelled seating area with block paved edging, shaped lawn and well stocked planting borders. There is a timber fence panelled boundary with opening leading through to a further area of garden with raised level planting sheds and generous timber framed shed again with a fence panelled boundary. There is an outside cold water tap and outside lighting.

#### Council Tax Band - D

Amber Valley Borough Council



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

## Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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