



9 Harris Avenue, Ripley
Ripley

Offers in Region of **£290,000**





9 Harris Avenue

Ripley, Ripley

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Highly desirable Harris Avenue address
- Landscaped garden with outdoor seating area
- 3 bedrooms
- Extended dining kitchen with quartz worktops & instant hot water tap
- Lounge with log burning stove
- Block-paved driveway with off-road parking





Entrance Hall

Step into the property through a smart enclosed porch with fully glazed French doors, the perfect spot to kick off boots and hang coats. A composite front door with additional half-glazing opens into the welcoming hallway, where you're greeted by a beautiful Minton-style tiled floor. The hallway sets the tone for the rest of the home, with stairs rising to the first floor and doors leading to the ground floor living spaces.

Through lounge

26' 6" x 10' 7" (8.07m x 3.23m)

The spacious through lounge is full of character and flexibility. Currently arranged as two cosy seating areas, it could just as easily serve as a lounge/dining space. To the front, a bay window floods the room with natural light, while to the rear, French doors open straight out onto the patio and garden, perfect for entertaining. A multi-fuel stove takes centre stage, creating a cosy focal point for winter evenings, complemented by an additional fireplace to the front area. With its open-plan feel and generous proportions, this is a living space to enjoy year-round.

Dining Kitchen

25' 0" x 7' 10" (7.63m x 2.40m)

The kitchen has a luxurious, high-end finish, fitted with sleek high-gloss cabinets and complementary brushed stainless steel details. Quartz work surfaces run throughout, complete with inset sink and an instant hot water tap for added convenience. Integrated appliances include a double oven, fridge, freezer, dishwasher, tumble dryer and a neatly concealed space for a washing machine, along with a ceramic hob and extractor. The ceramic tiled floor flows seamlessly into the dining area, which is equally versatile as an additional living space if desired. Tall side windows and French doors to the garden fill this room with natural light, creating a stylish and sociable heart of the home.

Guest WC

Neatly tucked beneath the stairs is a handy guest WC, finished with a tiled floor and an opaque window to





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GARDEN

The rear garden is a real highlight, enclosed, private and beautifully landscaped. With shaped lawn, borders with planting and shrubs, patio areas and a covered entertaining space, it's ideal for summer barbecues or simply relaxing in the peace and quiet. A substantial 8.5m x 3m garden store/outbuilding provides fantastic versatility, complete with power, light and insulation to the floor and ceiling, perfect for use as a workshop, gym or home office. A side gate gives access to the front of the property.

DRIVEWAY

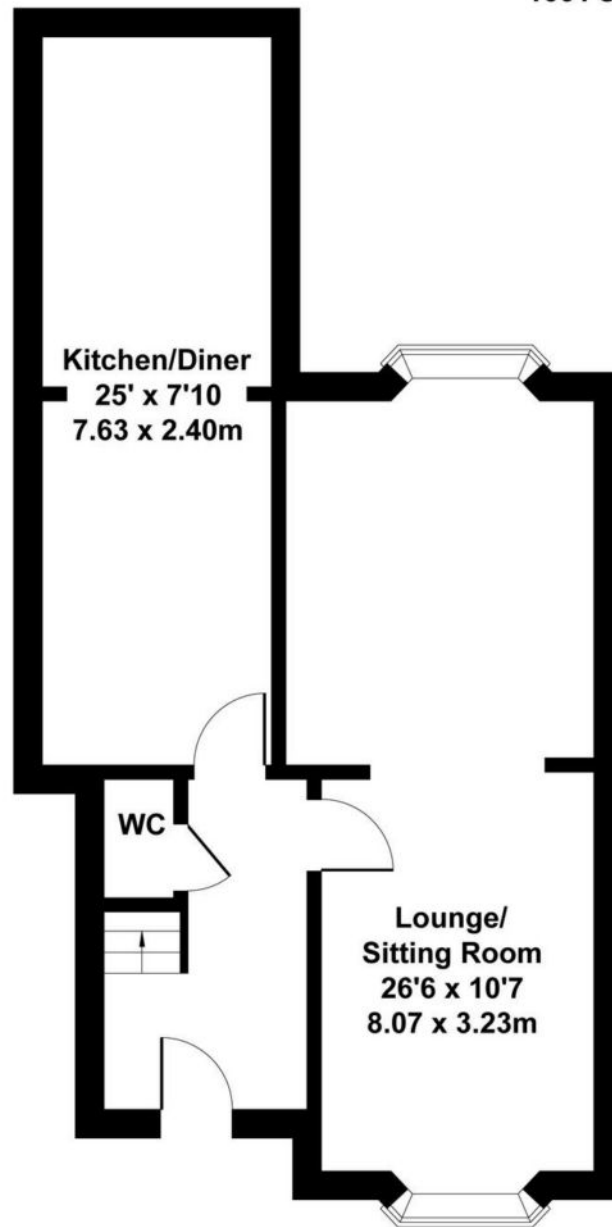
1 Parking Space

To the front of the property, a smart block-paved driveway provides off-road parking for a large car.

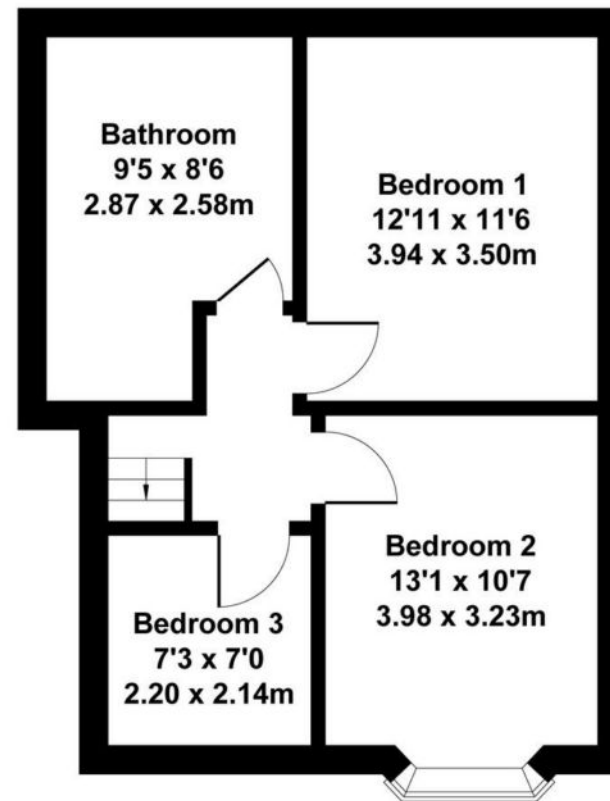


Harris Avenue Ripley

Approximate Gross Internal Area
1001 sq ft - 93 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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