



## St. Pancras Way, Ripley, DE5 3UH

£385,000

A Superb four bedroom detached family home which occupies a large plot and has beautifully maintained SOUTH FACING landscaped rear gardens providing high degrees of natural privacy.

The interior has been completely refurbished to a high standard and now provides a modern, open plan ground floor with a 19' lounge area and a 27' open plan family kitchen dining room. The first floor has four good sized bedrooms with en suite and family bathroom facilities and mirrors the ground floor with a tastefully decorated and extremely well maintained interior.





# 16 St. Pancras Way, Ripley, DE5 3UH

The property is located in the semi rural village of Ripley which has many attractions which include pubs, restaurants and local amenities including supermarkets, parks, and walks. Chatsworth House is only 45 minutes away; the Derbyshire Dales are only 30 minutes away; the picturesque village of Bakewell is also less than 45 minutes' drive, whilst Matlock is 30 minutes away.

## ENTRANCE HALL

Stairs to first floor, storage cupboard, tiled flooring

## LOUNGE AREA 19'8" x 11'1" (6.0 x 3.4)

Double glazed bay window to front aspect, double doors to dining area, multi fuel log burner

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks, tiled flooring

## OPEN PLAN KITCHEN DINING

## FAMILY ROOM 27'2" x 15'5" (8.3 x 4.7 )

Twin double glazed doors to rear gardens, kitchen area with re fitted modern floor and wall units with work surfaces over, integrated appliances, double glazed window to rear gardens, door to side garden, dining area with doors to lounge area, tiled flooring throughout

## FIRST FLOOR LANDING

Loft access, carpet flooring

## MAIN BEDROOM 13'9" x 10'9" (4.2 x 3.3)

Double glazed window, vaulted ceiling, carpet flooring, door to en suite

## EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled splashbacks

## BEDROOM 10'9" x 10'2" (3.3 x 3.1)

Double glazed window, carpet flooring

## BEDROOM 10'5" x 9'2" (3.2 x 2.8)

Double glazed window, carpet flooring

## BEDROOM 9'6" x 9'2" (2.9 x 2.8 )

Double glazed window, carpet flooring

## SHOWER ROOM

Re fitted with a matching whites suite and shower enclosure, tiled surrounds, frosted double glazed window

## REAR GARDENS

Landscaped rear gardens with mature tree, shrub and flower borders, large patio and gravelled seating areas, high degrees of natural privacy

## GARAGE & DRIVEWAY PARKING

Garage with up and over door, power and light, driveway parking for three to four vehicles. Garage has utility plumbing for washer dryer







