



**GADSBY**  
**NICHOLS**

24 Codnor Denby Lane, Codnor, Ripley, DE5 9SN

£242,500



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A STRUCTURALLY EXTENDED AND SPACIOUS, THREE-BEDROOMED SEMI-DETACHED residence, enjoying a well-established and popular residential location, with the additional benefit of a long rear garden, adjoining and enjoying views over a field to the rear. Available with IMMEDIATE VACANT POSSESSION, and having the benefit of gas central heating and UPVC double glazing, the accommodation briefly comprises: -

GROUND FLOOR, side Entrance Hall, large extended Lounge Dining Room, and Kitchen with modern fitments and integrated appliances. FIRST FLOOR, landing, Three Bedrooms, and Bathroom. OUTSIDE, block-paved double car standing space, part-integral Single Garage, and mature, deep rear garden. EPC C, Council Tax Band B.



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### THE PROPERTY



Requiring internal inspection to be fully appreciated, is this structurally extended semi-detached property, affording a well-proportioned family interior, comprising; entrance hall, lounge dining room, kitchen, three bedrooms, bathroom, driveway car standing, part-integral garage, and long rear garden. The property has the additional benefit of being available with immediate vacant possession.

### LOCATION



The property enjoys a well-established and mature residential location, approximately midway between the towns of Ripley and Heanor, both affording a good range of amenities to include; day-to-day shopping, doctors and dentist surgeries, places of worship, hair and beauty salons, eateries, public houses, schooling, and recreational facilities. Ease of access is afforded to the A38 providing links to the cities of Derby and Nottingham, and the M1 motorway for commuting further afield.



### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A38 taking the eventual exit for Ripley onto the A610, then at the roundabout continue right onto the A610 Nottingham Road and into Codnor, to then take the right exit onto the A6007 before turning right into Codnor Denby Lane, towards Denby Village.

### VIEWINGS

Strictly by prior appointment with the Sole Agents, Gadsby Nichols. REF: R13383.

### ACCOMMODATION

Having the benefit of gas central heating and UPVC double glazing, the detailed accommodation comprises: -

### GROUND FLOOR

#### SIDE ENTRANCE HALL

Having UPVC double glazed entrance door and side window, and built-in cupboard.

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### FRONT KITCHEN

3.91m x 2.62m (12'10" x 8'7")



Having modern fittings comprising; one double corner base unit, four single base units, drawers, three double wall units, five single wall units, and larder unit, together with integrated electric hob with stainless steel canopy over incorporating extractor hood and light, integrated electric oven, integrated dishwasher, single-drainer sink unit, ample work surface areas with tiled splashbacks, UPVC double glazed window to the front, and kick-space heater.

### LARGE, LOUNGE DINING ROOM

6.86m x 5.03m max (22'6" x 16'6" max)



Having UPVC double glazed sliding patio doors opening to the rear garden, attractive stone fireplace with fitted 'living flame' coal-effect gas fire (NOT TESTED), stairs to the first floor, central heating radiator, and ceiling coving.



### FIRST FLOOR

#### LANDING

Having UPVC double glazed window, and aluminium loft ladder providing access to the attic space, which is part-boarded and houses the Vaillant gas central heating boiler providing domestic hot water and central heating.



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### BEDROOM ONE

3.91m x 3.20m max (12'10" x 10'6" max)



Having fitments comprising; two built-in double wardrobes, two single wardrobes, dressing table and drawers with top cupboards, and bedside drawers, together with central heating radiator, and UPVC double glazed window to the front.

### REAR BEDROOM TWO

3.78m x 2.84m (12'5" x 9'4")



Having central heating radiator, built-in airing cupboard housing the hot water cylinder, and UPVC double glazed window enjoying views over the rear garden towards the fields.

### REAR BEDROOM THREE

2.51m x 2.13m (8'3" x 7'0")



Having central heating radiator, and UPVC double glazed window enjoying views.

### BATHROOM

3.02m x 1.75m (9'11" x 5'9")



Having suite comprising; panelled bath with Mira shower unit over, low-level WC, and wash hand

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basin in vanity unit with drawers and cupboards under, together with part-tiled walls, heated towel rail, UPVC double glazed window, and central heating radiator.

### OUTSIDE

#### FRONT GARDEN

Comprising block-paved driveway, affording twin car standing spaces.

#### PART-INTEGRAL SINGLE GARAGE

4.90m x 2.36m (16'1" x 7'9")

Having up-and-over door to the front, and electric power and light.

#### REAR GARDEN



A particular feature to note is the long and mature rear garden, incorporating patio area, raised lawn, flower and shrub borders, and garden shed, The garden adjoins open fields to the rear boundary.



### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held freehold, with vacant possession provided upon completion.

#### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

#### ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with AML Regulations, it is our duty to verify all Clients, at the start of any matter, before accepting instructions to market their property.

We cannot market a property before carrying out the relevant checks, and in the case of Probate, we must verify the identity of all Executors, if there are more than one.

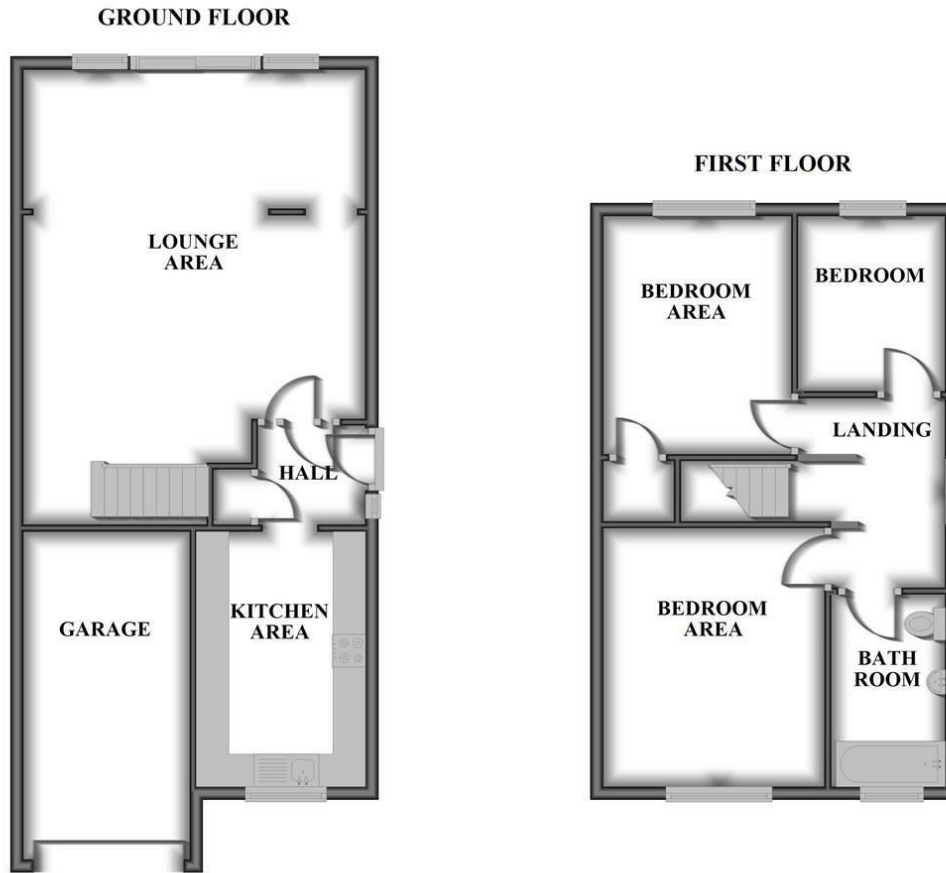
In order to carry out the identity checks, we will need to request the following: -

- a) Proof of Identity – we will also need to verify this information by having sight of photographic ID. This can be in the form of a photographic driving license, passport, or national identity card;
- b) Proof of Address – we will need to verify this information by having sight of a utility bill, bank statement, or similar. A mobile phone bill, or marketing mail will not be acceptable.

Please supply the above as a matter of urgency, so that we may commence marketing with immediate effect.

**REF: R13383**

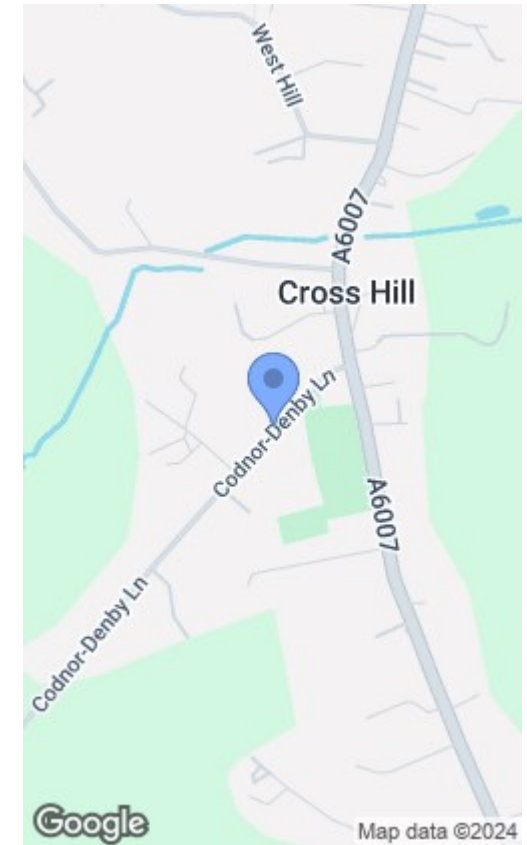
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## 24 CODNOR DENBY LANE



Floorplan is an illustration only and cannot be used for any construction purposes.  
 Plans supplied by 'Amber Energy Surveys Limited'  
 email - [amberenergysurveys@outlook.com](mailto:amberenergysurveys@outlook.com) / mobile - 0774 896 8963



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	82		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Environmental Impact (CO<sub>2</sub>) Rating scale: A (0-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).

### PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors. All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property. Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale, and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes, and should be used as such by any prospective

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