



## Hawthorn Cottage, Abells, Denby Village, Ripley, DE5 8PA

**£695,000**



An impressive, individually styled bespoke character home offering quality three bedroom accommodation, situated in an exclusive close in the sought after Denby Village. Occupying a generous plot with well mature gardens, which wrap around the property with sweeping driveway and double garage. Viewing is essential.



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Offered with vacant possession/ no chain. The welcoming accommodation comprises reception hallway, guest WC, home office/ snug, large sitting room with dual aspect windows overlooking the gardens and enjoying views of the local countryside. Double doors open into the dining room with a generous hardwood conservatory off. The dining kitchen is well equipped with integral appliances, having a separate utility room and a rear lobby provides access to the double garage and studio above.

Benefitting from gas central heating, hardwood windows with character doors. There is a security alarm system and external lighting.

The property is approached by a sweeping gravel drive, offering ample off road parking and leading to the double garage. The generous well stocked gardens offer a high degree of privacy, with an abundance of mature trees, shrubs and flowering plants.

Denby Village is a sought after location with parish church, primary school and local pubs/ restaurants. Ripley and Belper are within easy reach and having convenient access to both Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A hardwood glazed entrance door with full height side window, allows access.

## RECEPTION HALLWAY

A welcoming space with an elegant staircase climbing to the first floor, radiator, telephone point and feature plaster alcove with inset lighting.

## GUEST WC

Appointed with a shaped wall mounted wash hand basin and low flush WC, splash back tiling, window to the front and radiator.

## HOME OFFICE/ SNUG

13'7 x 12' (4.14m x 3.66m)

Having dual aspect hardwood windows to the side and bay to the front overlooking the gardens, feature beams to the ceiling, telephone point and radiator.

## SITTING ROOM

24'1 x 13'8 (7.34m x 4.17m )

A naturally light and spacious room having a bay window to the side and hardwood twin windows to the rear aspect enjoying open countryside views. There is coving and matching ceiling rose to the ceiling, wall lighting, two radiators and a feature stone fireplace with chimney and oak mantel shelf houses a living flame gas fire. Hardwood glazed double doors open into :

## DINING ROOM

15' x 9'11 (4.57m x 3.02m)

There is a hardwood window to the rear enjoying views, radiator, feature beams, wall lighting and a half glazed hardwood door opens into the conservatory.

## HARDWOOD CONSERVATORY

15'x 23' overall (4.57mx 7.01m overall)

An impressive Amdega quality conservatory constructed with brick base hardwood double glazed window with inset arched feature with leaded lights and glazed roof, fitted with bespoke blinds, having roof vents, ceramic tiled flooring, three radiators, wall lighting, ceiling lights and fan. There is a feature brick wall and French doors open onto the garden.

## BREAKFAST KITCHEN

Comprehensively appointed with a range of dark oak base cupboards, drawers, shelving, eye level units and glazed display cabinets with granite effect work surface over incorporating an acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric cooker with oven, grill and hob, extractor hood, dishwasher and space for a fridge. There is ceramic tiled flooring, beams to the ceiling, hardwood window to the side overlooks the gardens and a glazed door opens into the utility room. A built-in pantry provides

hanging and shelving. The Glowworm combi boiler, serves the domestic hot water and central heating system.

## UTILITY ROOM

8'9 x 6'10 (2.67m x 2.08m)

Fitted with matching range of base cupboards, drawers and larder unit, work surface over incorporating an acrylic sink drainer with mixer tap and splash back tiling, beams to the ceiling, plumbing for washing machine hardwood window to the front, entrance door to the rear and a personal door into the garage.

## ON THE FIRST FLOOR

### GALLERY LANDING

Window to the front elevation, recessed plaster arches, radiator, built-in over stairs cupboard provides storage and there is access to the part boarded roof void with ladder and light.



## BEDROOM ONE

15'4 x 12'1 overall measurements (4.67m x 3.68m overall measurements)

Comprehensively fitted with a range of built-in furniture comprising double wardrobes providing generous hanging and shelving, dressing table, drawers and bedside cabinets. There are two dual aspect hardwood windows to the front and side enjoying views and radiator.

## BEDROOM TWO

12'10 x 8'10 (3.91m x 2.69m)

There is a dormer style window to the front elevation, radiator and a range of fitted bedroom furniture including wardrobes, drawers and bedside cabinet.

## BEDROOM THREE

12'10 x 8'10 (3.91m x 2.69m)

Fitted with a range of quality in-built wardrobes and bed side drawers, radiator and window to the side elevation enjoying views over the garden and the local countryside.

## BATHROOM

Appointed with a five piece coloured suite comprising corner bath, shower enclosure with thermostatic shower, pedestal wash hand basin, low flush WC and bidet. There is complementary full tiling, extractor fan and window to the rear elevation.

## OUTSIDE

The property sits in grounds extending to approx third of an acre of mature gardens with dry stone boundary walling and a sweeping gravel driveway providing ample car parking, hard standing and leads to the double garage. There is dawn to dusk external lighting, outside tap and raised stone planters allow a drive in and drive out driveway.

## GARAGE

18'2 x 12' (5.54m x 3.66m)

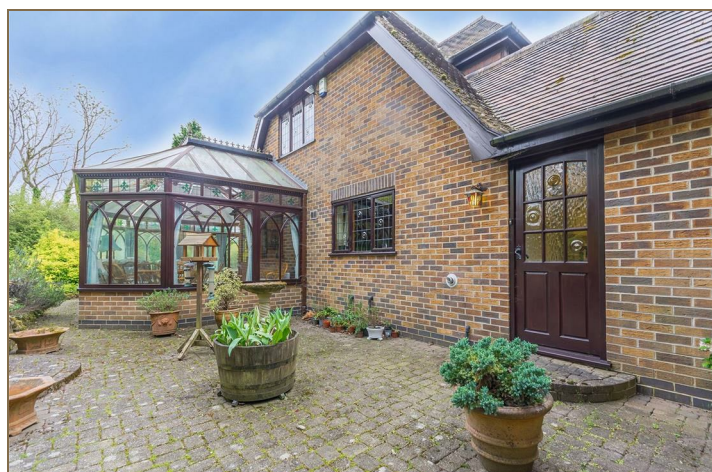
Twin hardwood double doors provide access to the double garage with windows to the side, light, power, security alarm system, personal door into the utility room and



access to the studio storage space above, via a loft ladder, with light and dormer style window.

## GARDENS

The mature grounds wrap around the property, which are mainly laid to lawn with established trees, shrubs and flowering plants, with rockery garden, secret garden with breeze house and mature planting. The sunny patio, is perfect for alfresco dining and enjoying the open countryside views.



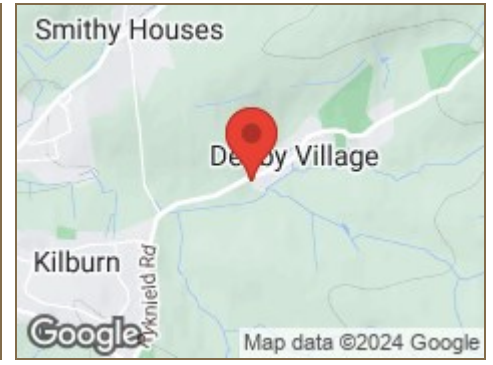
## Road Map



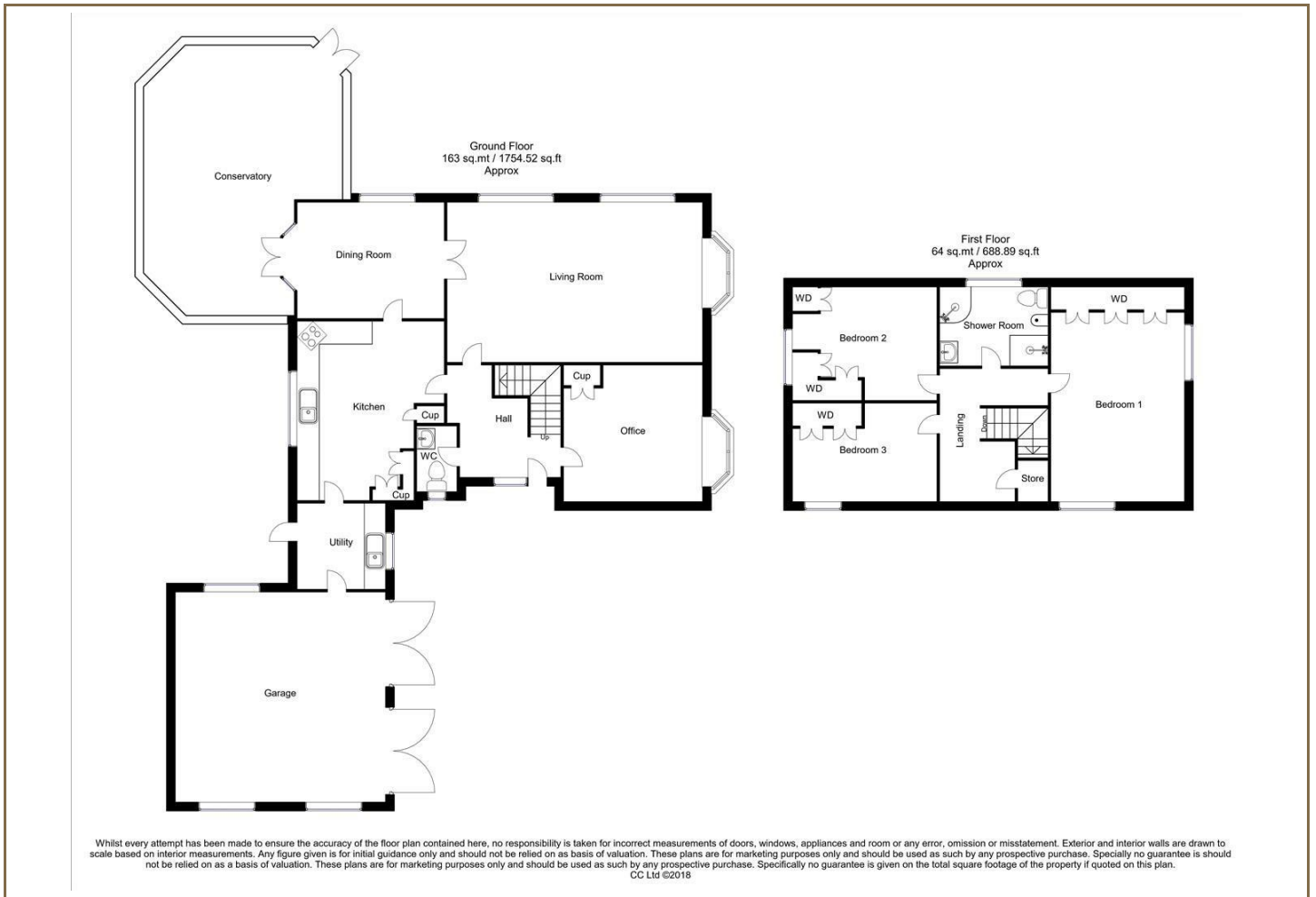
## Hybrid Map



## Terrain Map



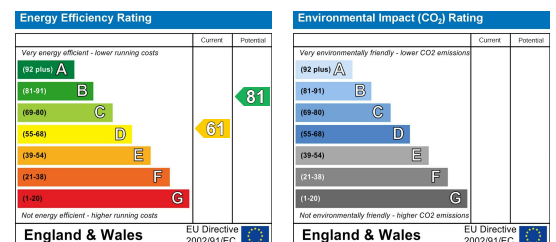
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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