



## 9 Sapphire Drive, Denby, Ripley, DE5 8NL

**Offers Over £549,950**



Viewing is strongly recommended to appreciate the impressive 4/5 bedroom quality home offering immaculately presented and extended open plan living accommodation with three reception rooms, beautifully landscaped gardens, garage, EV charger and ample car parking. Situated in a sought after family location close to amenities.



# 9 Sapphire Drive, Denby, Ripley, DE5 8NL

**Offers Over £549,950**



The property offers quality family accommodation, immaculately presented with impressive attention to detail. Having been cleverly extended to create spacious open plan living the accommodation comprises a welcoming reception hallway with contemporary entrance door, home office / bedroom five, spacious sitting room with bay window, guest WC, dining room extending into a superb garden room with French doors opening onto the patio. The stylish kitchen is comprehensively appointed with quality units and integrated appliances, open into a family room with utility space.

To the first floor is a gallery landing with oak balustrade and four generous bedrooms fitted with bespoke furniture (principal bedroom having a luxury ensuite shower room) and family bathroom with a four piece suite.

Benefitting from UPVC double glazed windows and contemporary entrance doors, gas central heating with under floor heating to the ground floor, security alarm system and full insulation.

To the front of the property is manicured fore garden with boundary hedge, flower beds and landscaped paving. A double tarmac driveway provides ample car parking and leads to an integral garage with EV charging point.

The well stocked rear garden has an extensive porcelain tiled patio, perfect for alfresco dining with outside lighting, tap and power point. The lawned garden has established flower beds with mature trees, and shrubs. There is a sunny decked seating area with a water feature.

Denby is a sought after location, renowned for its pottery and shopping village. Having easy access to Derby and Nottingham via major road links ie A610, A38 and M1, whilst the A6 provides the gateway to the stunning Peak District. There are excellent schools, many countryside walks, popular pubs and restaurants near to open countryside close by.

## **ACCOMMODATION**

A stylishly contemporary composite door allows access.

## **RECEPTION HALLWAY**

There is a UPVC double glazed window, natural porcelain tiled floor, radiator, coving and oak stairs with LED lighting climb to the first floor.

## **SITTING ROOM**

21'6 x 11'6 (6.55m x 3.51m )

A naturally light room with a UPVC box bay window to the front, radiator, TV aerial point, satellite connection, coving and a classic marble fire surround with matching inset and hearth housing a pebble living flame gas fire.

## HOME OFFICE / BEDROOM FIVE

11'7 x 9'4 (3.53m x 2.84m )

A versatile room currently used has a home office having a UPVC double glazed window to the front, coving and a radiator.

## GUEST WC

Newly re-fitted with a close coupled WC in a grey cabinet and matching vanity wash hand basin, porcelain tiled flooring with complementary marble wall tiles with glazed border tile and chrome heated towel radiator.

## KITCHEN

17'2 x 16'6 max (5.23m x 5.03m max)

Comprehensively appointed with range of high gloss base cupboards, drawers and eye level units with quartz work surface over incorporating a one and a half bowl sink drainer unit with mixer taps, upstand and complementary tiling. Integrated appliances include Bosch electric double oven and grill, 5 ring gas hob, extractor hood, microwave and dishwasher. There is a porcelain tiled floor with under floor heating, vertical radiator, LED

plinth lighting, mood spot lighting and two UPVC double glazed windows to the rear overlook the garden. The kitchen extends into a family room, where there housing for an American style fridge freezer and utility cabinets.

## FAMILY ROOM

11'4 x 16'6 (3.45m x 5.03m )

Currently used has a dining room. Fitted with matching base cupboard and larder unit with granite work surface incorporating an inset stainless steel sink with mixer tap and splash back tiling, plumbing for an automatic washing machine, space for a tumble dryer, porcelain tiled floor with under floor heating, inset spot lighting, TV aerial point and dual aspect UPVC double glazed windows to the front and rear.

## DINING GARDEN ROOM

24' x 11'8 (7.32m x 3.56m )

There is ceramic tiled wood effect flooring and radiator being open into a quality garden room constructed with brick base, UPVC



double glazed windows and French doors, light weight tiled roof with glazed apex roof lantern, ceramic tiled flooring with under floor heating, TV aerial point and radiator.

## ON THE FIRST FLOOR

### LANDING

There is a radiator, a built-in airing cupboard providing linen storage and there is access to the roof void.

### PRINCIPAL BEDROOM

16'0" x 10'11" (4.88m x 3.33m)

A spacious bedroom with a range of built-in wardrobes providing hanging and shelving, radiator, TV aerial point and a UPVC double glazed window to the front elevation.

### ENSUITE SHOWER ROOM

Beautifully appointed with a shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin, complementary tiling, heated towel radiator, in built cupboard providing storage, extractor fan, inset spot lights and a feature bullseye window to the front elevation,

### BEDROOM TWO

16'4" x 10'11" (5 x 3.33)

There is a range of built-in wardrobes, radiator, and a UPVC double glazed windows to the rear elevation

### BEDROOM THREE

9'3" x 16'9" (2.84 x 5.11)

Having a UPVC double glazed window to the front elevation, radiator and a range of built-in wardrobes.

### BEDROOM FOUR

13'6" x 9'1" (4.14 x 2.79)

There is a range of built-in wardrobes, radiator and a UPVC double glazed window to the rear elevation.

### FAMILY BATHROOM

8'9" x 9'3" (2.67 x 2.84)

Appointed with a stylish four piece suite comprising a panelled bath, double shower enclosure with thermostatic power shower, close coupled WC and fitted vanity wash hand basin, full complementary natural Travertine wall and floor tiling, heated towel



radiator, UPVC double glazed window to the rear elevation, inset spot lighting and an extractor fan.

### **OUTSIDE**

To the front of the property there is a block paved landscaped path leading to the front door with a lawned garden and boundary hedge, outside light and a tarmac double driveway to the side, provides off road parking and leads to the garage. A path to the side of the property provides access to the rear garden through a secure wooden gate.

### **GARAGE**

16'2" x 9'4" (4.93 x 2.85)

There is an up and over door, light, power, UPVC double glazed window to the rear, EV charger, personal door onto the garden and the wall mounted boiler serves the domestic hot water and central heating system.

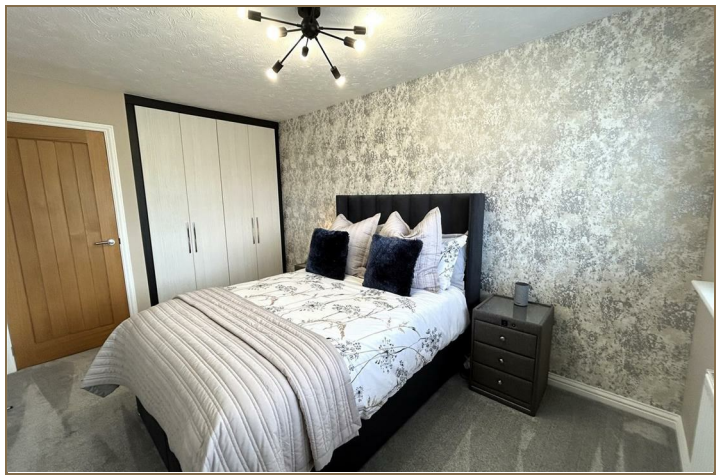
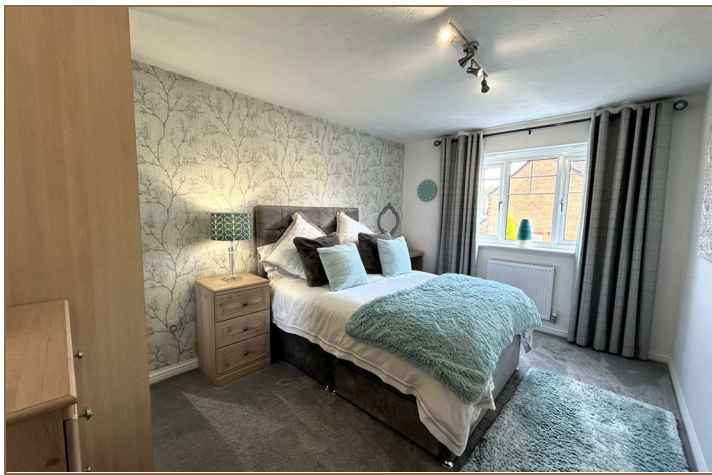
### **GARDEN**

The well stocked garden is mainly laid to lawn with mature trees, shrubs and flowering

plants to the borders. A porcelain paved patio extends to the rear of the garage, creating a generous seating area. There is external lighting, power points, outside tap and a water feature. A sunny decked seating area is perfect for entertaining and relaxing.







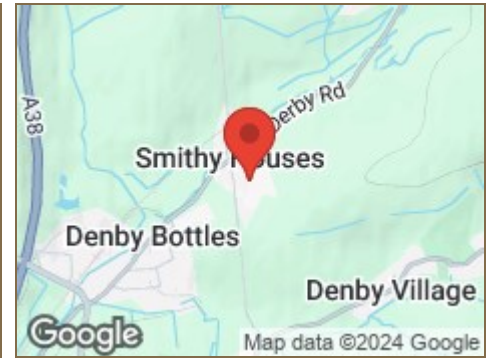
## Road Map



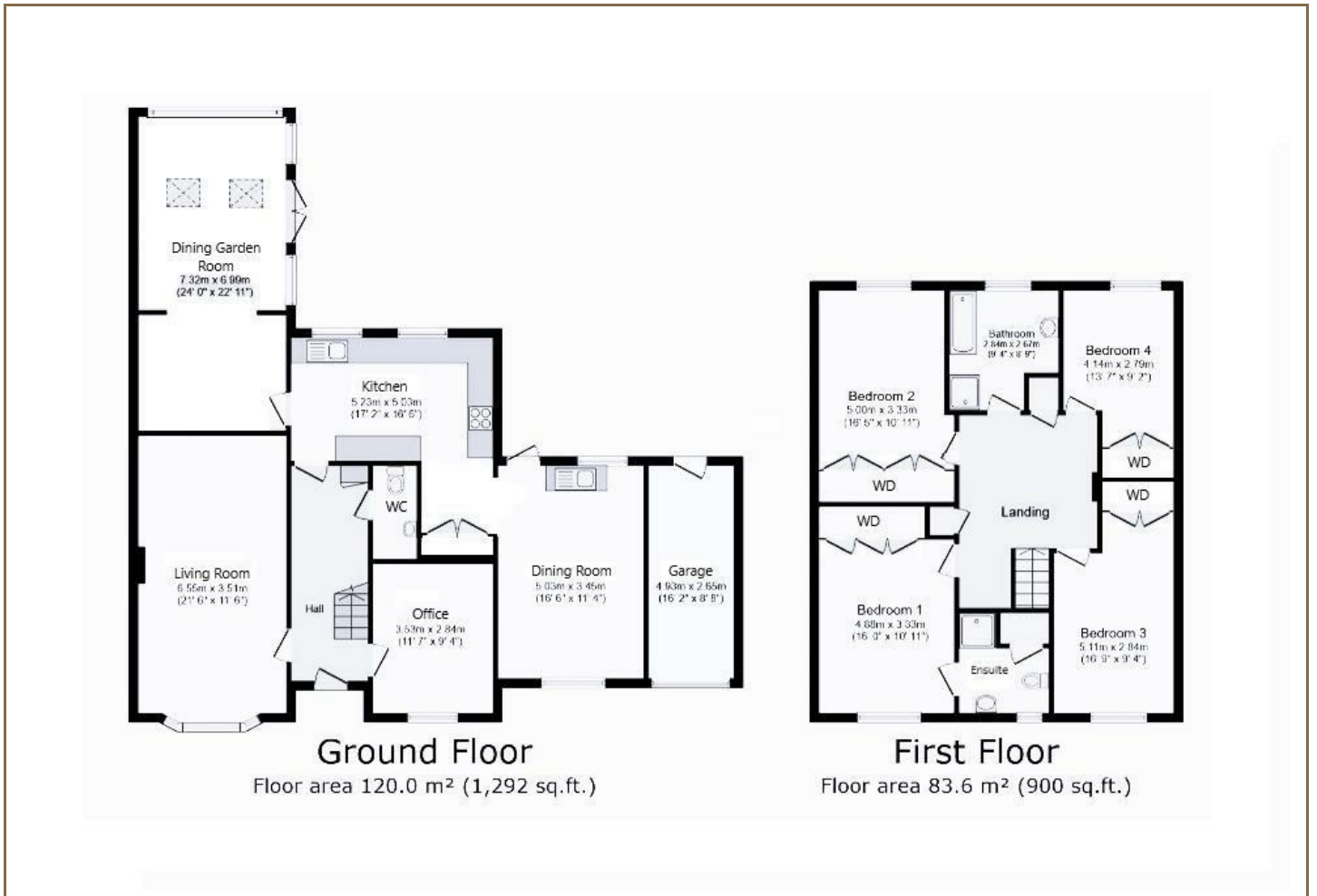
## Hybrid Map



## Terrain Map



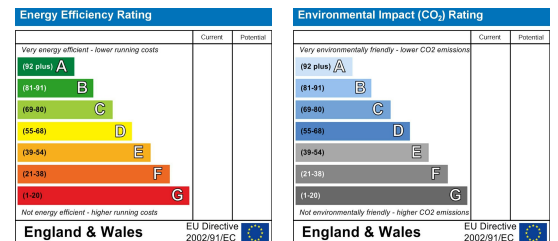
## Floor Plan



## 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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