



14 Dukes Road, Lower Hartshay, Ripley, DE5 3RP

£449,950



A stunning contemporary family home, situated in a beautiful semi rural location close to Ripley, Belper and excellent road links. The architect designed semi detached accommodation offers open plan living with three double bedrooms, stunning open countryside views, garage and impressive gardens with sunny seating areas. Viewing is highly recommended.



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£449,950



This stunning property originally dates from the mid 19th century having been substantially extended and modernised, and now provides flexible, contemporary space whilst retaining some original features. Having a welcoming entrance porch, modern fitted kitchen well equipped with integrated appliances, spacious lounge, separate utility room, snug with a multi-fuel stove and dining room divided by an open staircase, which climbs to the first floor. There are three double bedrooms, principal bedroom with a luxury ensuite shower room, newly refitted family bathroom and contemporary open veranda to the front enjoying countryside views.

Benefitting from stylish graphite grey aluminium windows and full height glazed doors and gas central heating.

The gardens occupy a generous corner plot, extending to approx one quarter of an acre, which wraps around the property. Being well stocked with shrubs and flowering plants, the garden enjoys a southerly aspect with a sunny seating area extending to a large decked patio, perfect for alfresco dining. There is a detached garage and parking for two cars.

Lower Hartshay is a rural hamlet with local pub and many country walks, benefitting from easy access to the popular Market town of Ripley just 3 miles away and Belper

4 miles away, with schools, shopping and leisure facilities. There are excellent road and transport links, Ambergate railway station and bus routes to Nottingham and Derby via major road links ie A610, A38 and M1, whilst the A6, provides the gateway to the stunning Peak District.

ACCOMMODATION

Glazed aluminium twin doors allow access.

ENTRANCE PORCH

There is a radiator and oak effect flooring laid in herringbone pattern. Open into :

BREAKFAST KITCHEN

12' x 16' (3.66m x 4.88m)

Comprehensively appointed with a stylish range of navy base cupboards, drawers, eye level units and a central island with work surface over incorporating an acrylic sink drainer with mixer taps and splash back tiling. Integrated appliances include Bosch double oven, induction hob with integrated extractor, dishwasher, fridge freezer and wine cooler. There is recessed spot lighting, oak effect flooring laid in a herringbone pattern, aluminium double glazed window to the side and front and radiator.

LOUNGE

14'3 x 10'8 (4.34m x 3.25m)

A naturally light and spacious room with full width aluminium framed sliding patio doors to the side elevation, which open onto the front

terrace and provide countryside views. There is a range of in-built storage cabinets and shelving, oak effect flooring, radiator and aluminium window to the side. A door opens into :

DINING ROOM

13' x 14'5 (3.96m x 4.39m)

Fitted with a range of wall mounted cupboards, feature lighting, ceramic tiled flooring, double glazed window and sliding patio doors open onto a large decked seating area. A modern open plan staircase climbs to the first floor and divides the rooms.

SNUG

12'7 x 9'8 extending to 25'11 overall
(3.84m x 2.95m extending to 7.90m overall)

A cosy area open from the dining room, with original chimney breast and recess housing a multi-fuel stove and having a wooden mantle shelf, recessed shelving to the side, radiator and an aluminium double glazed picture window.

UTILITY ROOM

7'9 x 3'8 (2.36m x 1.12m)

There is plumbing for a washing machine, space for tumble dryer, wall hung sink, extractor fan, ceramic tiled flooring and a range of coat hangings.

TO THE FIRST FLOOR

LANDING

A glazed contemporary entrance door provides far reaching views and provides access onto the front veranda. There is inset spot lighting and wall lights.

VERANDA

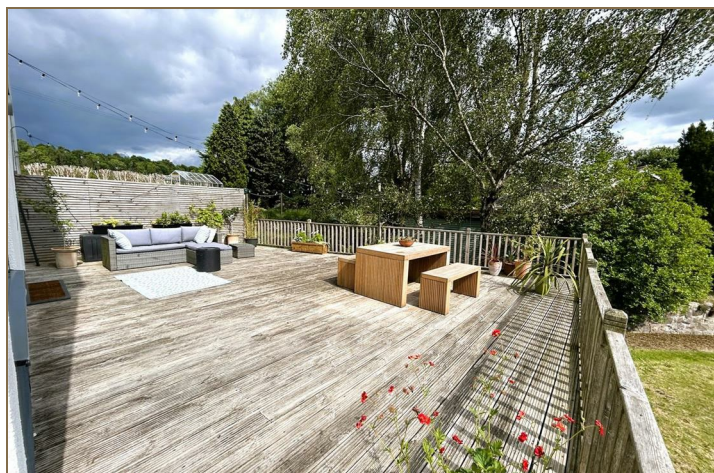
23'5 x 5'11 (7.14m x 1.80m)

A perfect place to relax and enjoy the beautiful open countryside surrounding this property, enjoying a south westerly aspect the sheltered balcony has a pergola styled roof and lighting.

BEDROOM ONE

12'7 x 12'1 (3.84m x 3.68m)

Having a window to the side elevation



enjoying views, original feature chimney breast, radiator, access to the roof void and feature over bed shelving and door opens into :

ENSUITE

11'6 x 3'11 (3.51m x 1.19m)

Newly appointed with a fully tiled double shower enclosure with a rainfall thermostatic shower and hose attachment, low flush WC and a modern antique brass wash stand with splash back tiling, illuminated mirror, heated towel radiator, cork flooring, extractor fan, contemporary antique brass effect fittings and there is access to the partially boarded roof void with power.

BEDROOM TWO

13'1 x 10'7 (3.99m x 3.23m)

A double room with a aluminium double glazed window to the side elevation, radiator, decorative panelled wall with shelving.

BEDROOM THREE

10'3 x 9'11 (3.12m x 3.02m)

Having dual aspect windows to the side and

front elevations, enjoying countryside views and a radiator.

FAMILY BATHROOM

11'10 x 5'8 (3.61m x 1.73m)

Beautifully appointed recently with a modern four piece suite comprising a free standing bath with concealed bath filling taps and shower attachment hose, low flush WC, modern black wash stand with shelf below and a double walk-in shower enclosure with a black thermostatic drench shower, black heated towel radiator, inset spot lighting, extractor fan, contemporary black fittings and a double glazed window to the front elevation.

OUTSIDE

The property is situated on a generous plot mainly to the front of the property with mature gardens extending to approx a quarter of an acre, being laid to lawn with clever planting and wooded area to the front with area for composting. There is off road parking to the side.



GARAGE

A large detached garage has an up and over door, EV charger point, light, power and window. The gardeners WC is to the rear.

GARDEN

There is a wildflower meadow and lawns with mature apple and pear trees, a gravel path leads to the property from the front with drystone walling and mature flower beds. Various seating areas and a tiered deck terrace to the front provides a perfect space for relaxing and enjoying the open views, having external mood lighting and shelter. Extending to the side is a raised patio laid to decking, ideal for alfresco dining and entertaining with the Hartshay Brook meandering past. A productive vegetable garden has raised beds and a greenhouse.



Road Map



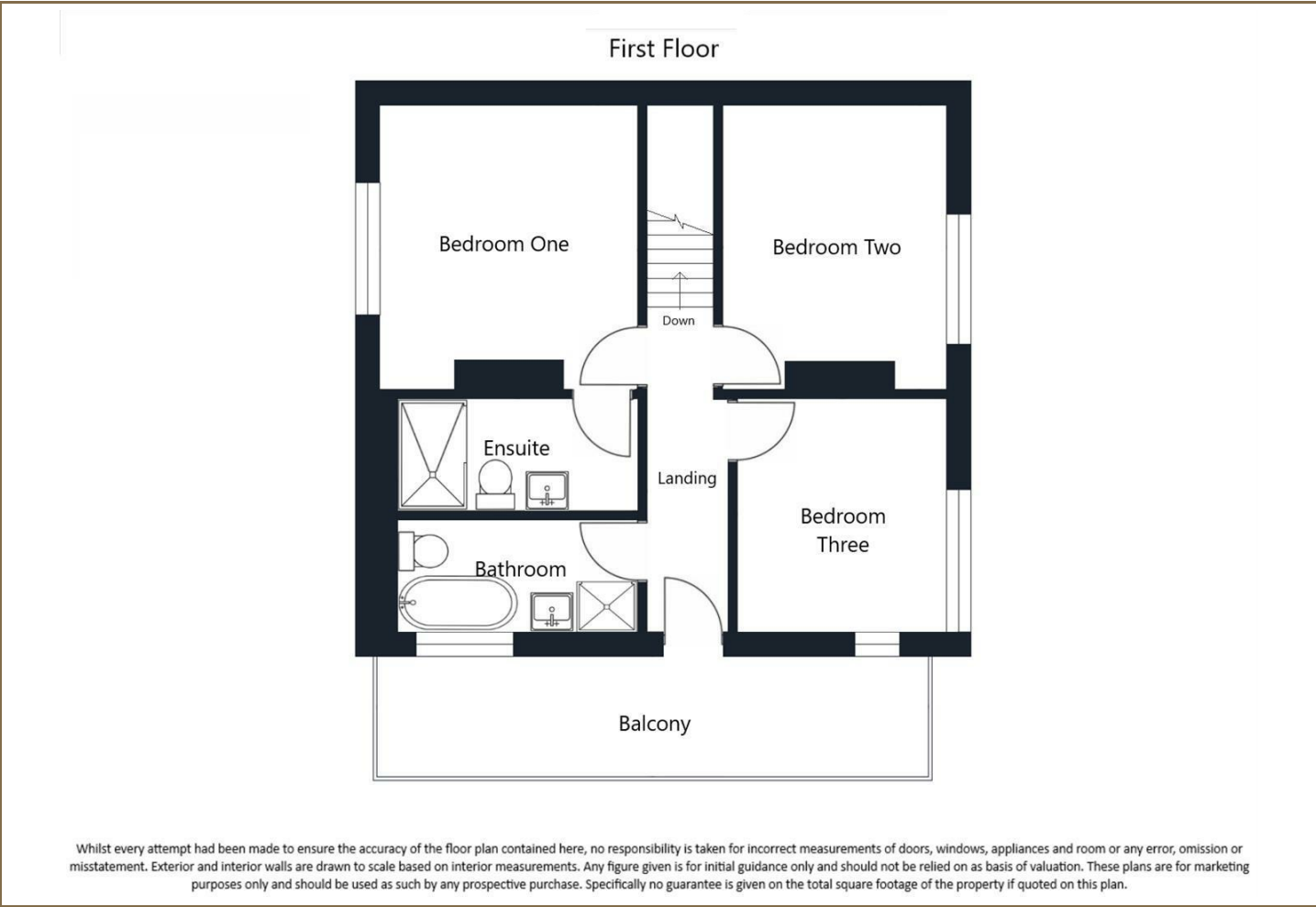
Hybrid Map



Terrain Map



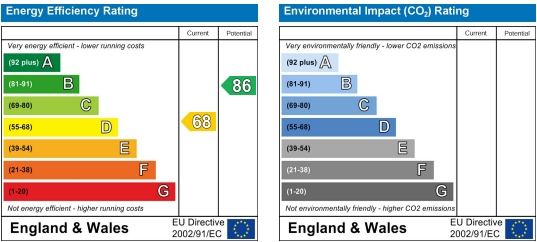
Floor Plan



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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