



## Abbey Crescent, Ripley, DE5 3TP

Asking Price Of £295,000

- NEW TO THE MARKET - IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED PROPERTY WITH OPEN PLAN KITCHEN/DINER AND ENSUITE TO MASTER - SMARTMOVE HOMES are pleased to bring to the market this beautifully presented family home in Ripley on a sought after development briefly comprising of an entrance hallway, downstairs WC, spacious living room with bay window, open plan kitchen/diner, utility room and integral garage. To the large landing space there are four good sized bedrooms, ensuite to master and modern family bathroom suite. Outside there is an enclosed rear garden with laid lawn and wooden decked seating area, to the front there is off road parking on a block paved driveway for two vehicles in front of the garage. To





## Property Description

### GROUND FLOOR

#### ENTRANCE HALLWAY

Window and door to the front elevation, radiator, Karndean floor, stairs leading up to the first floor landing.

#### DOWNSTAIRS WC

Fitted wash basin over vanity unit, WC, continued Karndean floor, radiator and extractor fan.

#### LIVING ROOM

17' 0" x 10' 4" (5.18m x 3.15m) Large living room with bay window to the front elevation, two radiators, multi-fuel burning stove, TV aerial, Sky link and telephone connection.

#### OPEN PLAN KITCHEN/DINER

20' 5" x 9' 9" (6.22m x 2.97m) Modern fitted kitchen with matching wall and base units, work surface with ceramic sink and drainer, built-in gas hob with extractor and electric double oven, integrated dishwasher and built-in fridge/freezer. French doors and window to the rear elevation, two radiators, Karndean floor and has door accessing the utility room.

#### UTILITY ROOM

Matching wall and base units, work surface with inset stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer. Window to the rear elevation, door to the side elevation, radiator and has a door accessing the garage.

#### INTEGRAL GARAGE

Single integral garage with electric up and over door, lighting and electrics.







## FIRST FLOOR LANDING

### MASTER BEDROOM

13' 3" x 10' 9" (4.04m x 3.28m) Spacious double bedroom with two windows to the front elevation, fitted wardrobes, two radiators and has a TV aerial point.

### ENSUITE SHOWER ROOM

Modern three piece shower room including a fitted shower cubicle with mains fed shower, WC and wash basin over vanity unit. Obscure window to the side elevation, radiator, Karndean floor and an extractor fan



### BEDROOM TWO

Double bedroom with window to the rear elevation, radiator, TV aerial point and has fitted wardrobes

### BEDROOM THREE

Double bedroom with window to the front elevation, radiator and TV aerial point.

### BEDROOM FOUR

Double bedroom with window to the rear elevation, radiator, fitted wardrobes and telephone point.

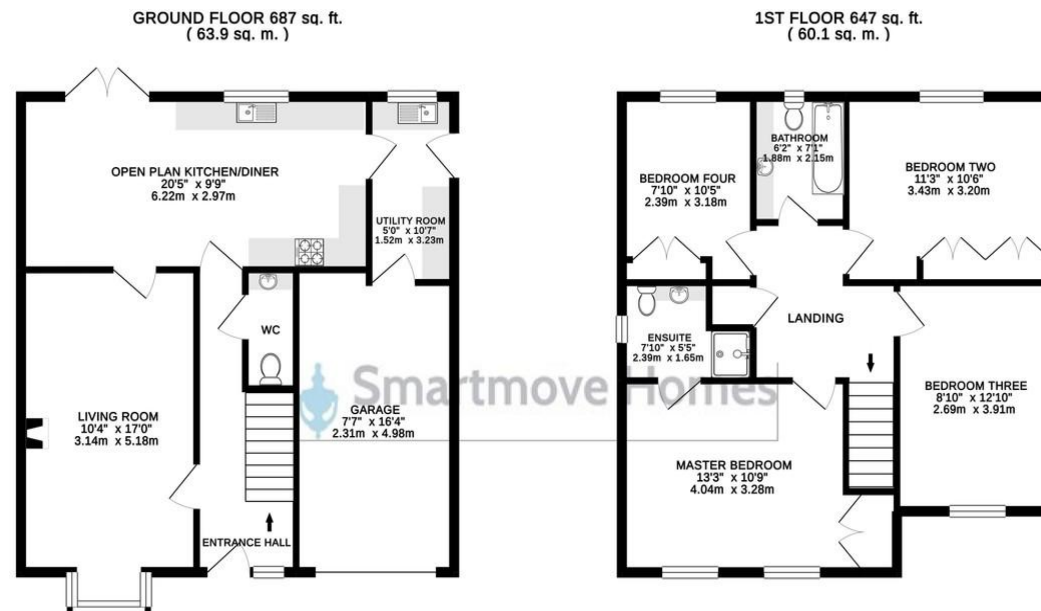


### FAMILY BATHROOM

Modern three piece family bathroom including a fitted bath with mains fed shower over, WC and fitted wash basin over vanity unit. Obscure window to the rear elevation, radiator, Karndean floor and has an extractor fan.

### ENCLOSED REAR GARDEN

Enclosed and private rear garden with laid lawn, wooden decked seating area, raised soil beds with sleeper surrounds, space for two storage sheds and has outside water tap, lighting and external plug socket.



TOTAL FLOOR AREA: 1334 sq. ft. ( 124.0 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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