



## The Orchard, Ripley, DE5 9SE

Asking Price Of £279,950

SMARTMOVE HOMES are delighted to bring to the market this beautiful family home in Codnor briefly comprising of entrance hallway with spacious living room, kitchen, dining room, downstairs WC, conservatory to the ground floor. To the first-floor landing there are four double bedrooms and a family bathroom. Outside there is a long driveway with ample off-road parking spaces leading to the garage and to the rear of the property has an enclosed and private garden with an additional outbuilding. To book an internal inspection please contact SMARTMOVE HOMES as soon as possible.





## Property Description

### GROUND FLOOR

#### ENTRANCE HALL

11' 4" x 5' 4" (3.45m x 1.63m) Door and window to the side elevation, stairs to the first floor, radiator, telephone point and laminate flooring.

#### LIVING ROOM

18' 2" x 11' 9" (5.54m x 3.58m) Spacious living room with bay window to the front elevation, gas fire on a tile hearth and brick surround, radiator, telephone point and TV point.

#### NEWLY FITTED KITCHEN

9' 9" x 7' 10" (2.97m x 2.39m) Modern kitchen with matching wall and base units and tiled splash backs comprising of electric oven and electric hob with extractor overhead, granite 1 & 1/2 sink and drainer, built in dishwasher, built in under counter fridge and built in washing machine. There is a window to the rear elevation, laminate flooring and radiator.

#### DINING ROOM

9' 11" x 9' 9" (3.02m x 2.97m) Radiator, Access to under stairs storage cupboard, TV point and laminate flooring.

#### CONSERVATORY

11' 4" x 9' 11" (3.45m x 3.02m) Windows to the side and rear elevation and french doors to the side elevation, tile flooring and TV point.

#### DOWNSTAIRS WC

6' 7" x 2' 8" (2.01m x 0.81m) WC and wash basin with tiled floor and obscure window to the side elevation.





#### FIRST FLOOR LANDING

Window to the side elevation, access to loft and storage cupboard.

#### MASTER BEDROOM

11' 2" x 9' 4" (3.4m x 2.84m) Double bedroom with window to the front elevation, TV aerial point, mirror fronted built-in wardrobes telephone connection and radiator.

#### BEDROOM TWO

12' 3" x 8' 7" (3.73m x 2.62m) Double bedroom with window to the front elevation, radiator, mirror fronted built-in wardrobes and TV aerial point.



#### BEDROOM THREE

10' 0" x 9' 5" (3.05m x 2.87m) Double bedroom with window to the rear elevation and radiator.

#### BEDROOM FOUR

10' 1" x 8' 4" (3.07m x 2.54m) Double bedroom with window to the rear elevation and radiator.

#### FAMILY BATHROOM

6' 4" x 5' 7" (1.93m x 1.7m) Newly fitted three piece bathroom suite including a fitted bath with water fall shower over, WC and wash basin. Obscure window to the side elevation, tiled floor and radiator.



#### ENCLOSED REAR GARDEN

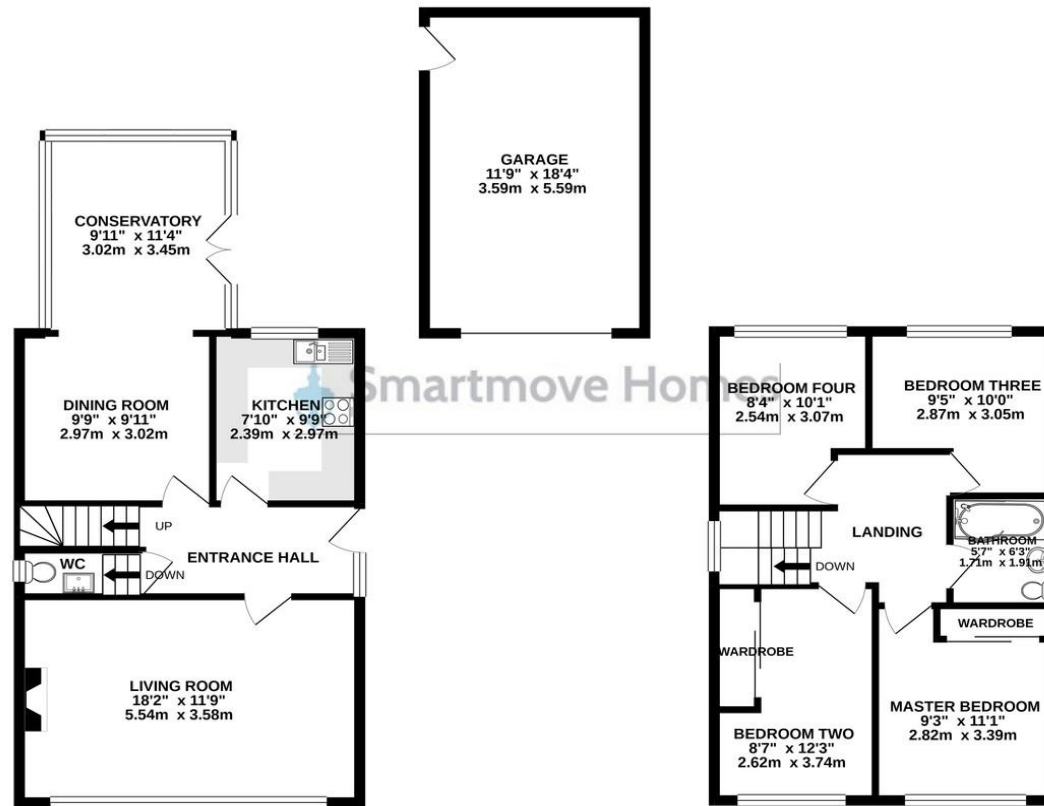
Enclosed and private garden with patio seating area, laid lawn, mature apple tree, block outbuilding/stable and has a small brook running through the rear of the garden.

#### OFF ROAD PARKING/GARAGE

Ample off road parking with larger than average garage with electric door, window and door to the side elevation, lighting and electrics.

GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.

1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 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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