

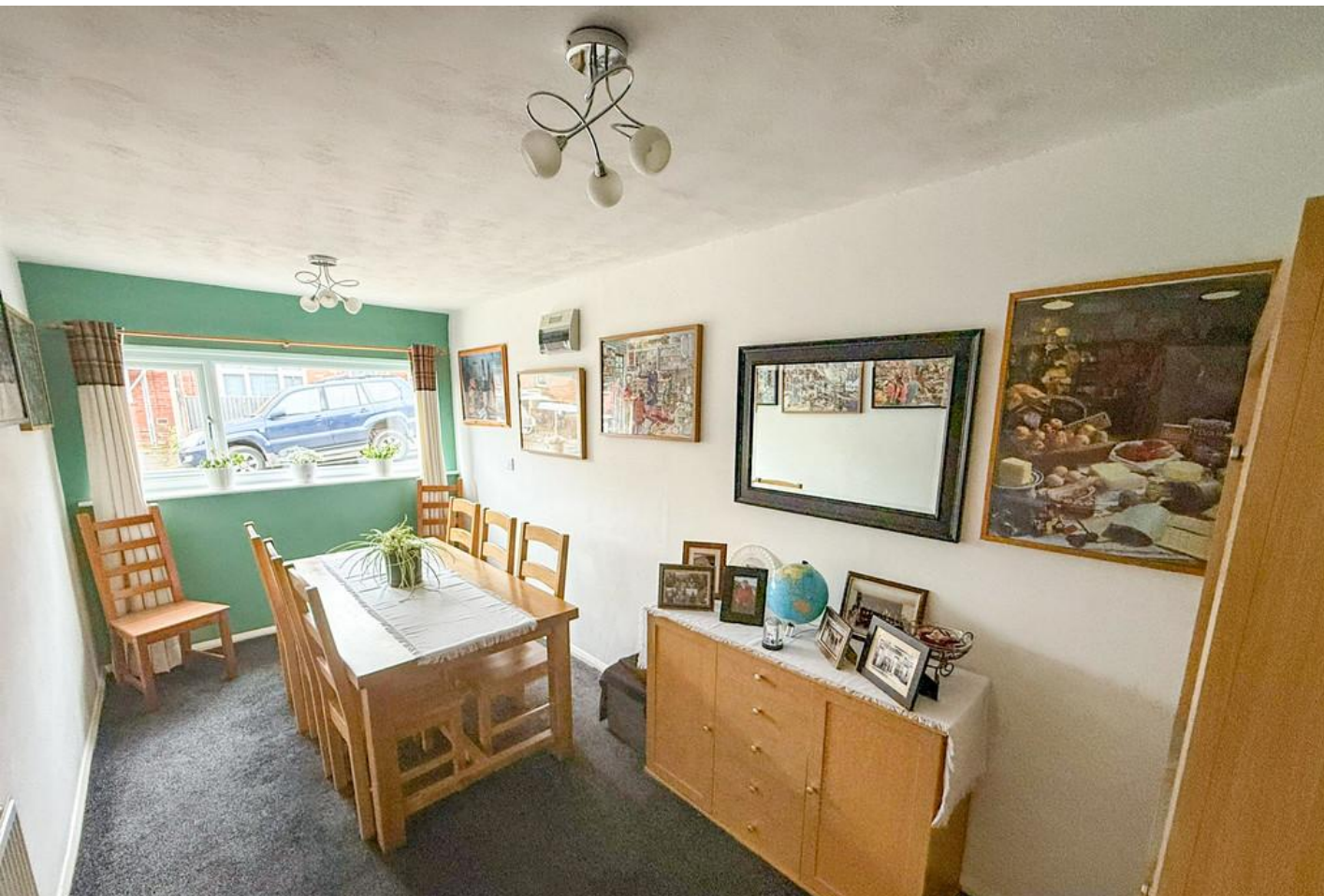


Brookvale Avenue, Codnor, Ripley, DE5 9QL

Offers In The Region Of £179,950

- NEW TO THE MARKET - WELL PRESENTED TWO BEDROOM SEMI DETACHED WITH TWO RECEPTION ROOMS, UPSTAIRS FOUR PIECE BATHROOM, LARGE ENCLOSED GARDEN AND OFF ROAD PARKING - SMARTMOVE HOMES are delighted to bring to the market this excellent property in Codnor briefly comprising of a fitted kitchen, living room and separate dining room to the ground floor. To the first floor landing there are two double bedrooms and a modern four piece bathroom suite, outside there is a generous garden and off road parking. To book an internal inspection please contact SMARTMOVE HOMES as soon as possible.





## Property Description

### GROUND FLOOR

#### LIVING ROOM

15' 11" x 11' 7" (4.85m x 3.53m) Spacious living room with window to rear elevation, French doors to rear elevation, radiator, wood flooring and open plan staircase leading to first floor landing.

#### FITTED KITCHEN

10' 7" x 8' 7" (3.23m x 2.62m) Modern fitted kitchen with matching wall and base units, work surface with 1 1/2 sink and drainer, space for free standing gas oven, space for under counter fridge and space and plumbing for washing machine. UPVC door to side elevation, window to front elevation, tiled splashback and lino flooring.

#### DINING ROOM

16' 1" x 7' 4" (4.9m x 2.24m) Dining room with window to front elevation, radiator and carpeted flooring.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Obscured window to side elevation and access to loft space.

#### MASTER BEDROOM

12' 1" x 10' 7" (3.68m x 3.23m) Double bedroom with window to front elevation, radiator, wood flooring, built in double wardrobe and single storage cupboard.

#### BEDROOM TWO

15' 11" x 9' 2" (4.85m x 2.79m) Large double bedroom with two windows to rear elevation and two radiators.







#### FAMILY BATHROOM

7' 10" x 5' 5" (2.39m x 1.65m) Modern four piece bathroom suite with WC, wash basin over vanity unit, bath and free standing electric shower. Obscured window to the front elevation, towel rail and wood effect vinyl flooring.

#### OUTSIDE

#### REAR GARDEN

Private and enclosed well maintained rear garden with large patio area, large laid lawn with mature fruit trees and hedges, additional patio area to rear and large shed to side elevation.



#### OFF ROAD PARKING

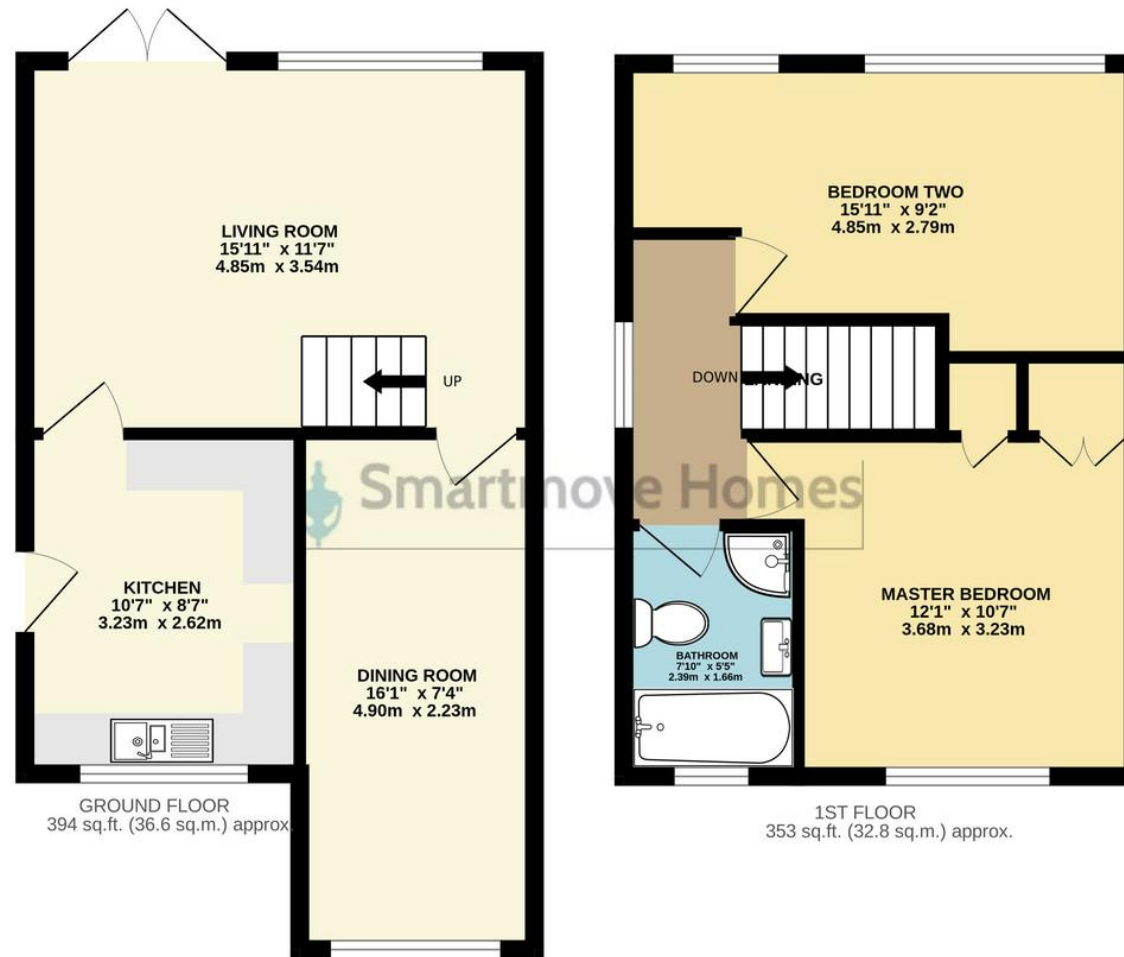
Driveway with room for three vehicles.

#### ADDITIONAL INFORMATION

Tenure: Freehold

EPC: C





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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