



Hill Street, Ripley, DE5 3LZ

Offers In Region Of £179,950

- NEW TO THE MARKET - WELL PRESENTED TWO BEDROOM PROPERTY WITHIN WALKING DISTANCE TO TOWN CENTRE WITH LARGE ENCLOSED GARDEN AND OFF ROAD PARKING - SMARTMOVE HOMES are delighted to bring to the market this excellent property situated on a quiet cul-de-sac in Ripley briefly comprising of an entrance hallway, living room, fitted kitchen, pantry, downstairs WC and sun room to the ground floor. To the first floor landing there are two double bedrooms and a large family bathroom suite. Outside there is an enclosed and private rear garden with ample off road parking to the front elevation. To book an internal inspection please contact SMARTMOVE HOMES as soon as possible.



Property Description

GROUND FLOOR

ENTRANCE HALLWAY

Stairway leading to the first floor.

LIVING ROOM

15' 5" x 11' 11" (4.7m x 3.63m) Spacious living room with window to the front elevation, radiator and gas fire.

KITCHEN

12' 0" x 9' 2" (3.66m x 2.79m) Fitted kitchen with matching wall and base units, tiled effect vinyl flooring and two windows to the rear elevation. Breakfast bar, 1 & 1/2 stainless steel sink and drainer, radiator and extractor fan. Space and plumbing for a washing machine, electric oven and hob. Integrated fridge/freezer, storage cupboard and door leading to the utility area.

DOWNSTAIRS W/C

Window to the rear elevation.

CONSERVATORY

11' 5" x 5' 7" (3.48m x 1.7m) UPVC door with obscure glass and concrete floor.

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

15' 5" x 8' 9" (4.7m x 2.67m) Double bedroom with window to the front elevation, over stairs storage cupboard and radiator.





BEDROOM TWO

12' 4" x 11' 11" (3.76m x 3.63m) Double bedroom with window to the rear elevation, radiator and built in sliding wardrobes.

BATHROOM

10' 6" x 9' 2" (3.2m x 2.79m) Three piece suite consisting of wash basin, WC and electric shower over bath. Obscure glass window to the rear elevation, radiator, lino flooring and storage cupboard.

OUTSIDE



REAR GARDEN

Fully enclosed rear garden with patio area, large lawn, outside tap and outside power and lighting.

OFF ROAD PARKING

Gravelled driveway with off road parking for two vehicles and laid lawn area.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC: TBC





TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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