



# Smartmove Homes

Sales, Lettings and New Homes



## School Lane | | Ripley | DE5 3GT

SMARTMOVE HOMES are delighted to bring to the market this excellent house briefly comprising of an entrance hallway, two downstairs WC's, open plan lounge/diner, fitted kitchen, utility room, separate dining room and sitting room/bedroom five to the ground floor. To the first floor landing there are four good sized bedrooms, bathroom suite and balcony area off the main bedroom. Outside there is a large wrap around garden with ample off road parking on a gated driveway leading to the double garage.

## Asking Price Of £349,950

- DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- GENEROUS GARDEN PLOT
- SOLAR PANELS/AIR SOURCE HEAT PUMP
- GATED DRIVEWAY/DOUBLE GARAGE





## Property Description

- NEW TO THE MARKET - LARGE FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON A GENEROUS CORNER PLOT WITH GATED DRIVEWAY AND DOUBLE GARAGE - SMARTMOVE HOMES are delighted to bring to bring this excellent house to the market briefly comprising of an entrance hallway, two downstairs WC's, open plan lounge/diner, fitted kitchen, separate dining room and sitting room/bedroom five to the ground floor. To the first floor landing there are four good sized bedrooms, bathroom suite and balcony area off the main bedroom. Outside there is a large wrap around garden with ample off road parking on a gated driveway leading to the double garage. To book an internal inspection please contact SMARTMOVE HOMES as soon as possible.

### GROUND FLOOR

#### ENTRANCE HALLWAY

Large windows to the side elevation and door to side elevation accessing the outside area, central heating radiator and storage cupboards.

#### LOUNGE/DINER

17' 5" x 11' 7" (5.31m x 3.53m) Spacious living room with sliding doors and large window to front elevation, window to side elevation, fireplace with multifuel burner. Arch way leading to separate living space with a window to rear elevation and central heating radiator.

#### DINING ROOM

8' 7" x 8' 5" (2.62m x 2.57m) Window to the rear elevation, central heating radiator and carpeted floors.

#### KITCHEN

11' 10" x 9' 7" (3.61m x 2.92m) Fitted kitchen comprising of matching base and wall units, work surface with 1 1/2 sink and drainer, 5 ring gas hob, double gas oven with electric extractor fan, space for under counter fridge freezer and space and plumbing for washing machine. Window to rear elevation, lino flooring and large storage cupboard.

#### SITTING ROOM

13' 4" x 8' 10" (4.06m x 2.69m) Wooden door with obscured glass to front elevation, window to side elevation, central heating radiator, wood flooring and door to rear elevation accessing the utility room.

#### UTILITY ROOM

6' 6" x 5' 10" (1.98m x 1.78m) Window to rear elevation, obscure glass door to rear elevation accessing the rear garden, space and plumbing for



washing machine and tumble dryer, worktop with single sink and tiled flooring.

#### WC

WC, obscure window to rear elevation, and fully tiled walls and floor.

#### WC

WC and wash basin and obscure glass window to rear elevation.

#### FIRST FLOOR

##### LANDING

#### MASTER BEDROOM

13' 11" x 11' 7" (4.24m x 3.53m) Double bedroom with window to front elevation, fitted wardrobes, wash basin, central heating radiator and double french doors accessing the balcony which is slabbed, fenced and

over looking the garden.

#### BALCONY AREA

Views over looking the garden.

#### BEDROOM TWO

11' 7" x 8' 7" (3.53m x 2.62m) Double bedroom with window to front elevation, central heating radiator and wash basin.

#### BATHROOM

Spacious bathroom consisting of WC, washbasin, roll top stand alone bath and shower unit. Obscure window to front and side elevation, towel rail and central heating radiator.

#### BEDROOM THREE

8' 8" x 7' 5" (2.64m x 2.26m) Window to rear and side elevation, wash basin and central heating radiator.

#### BEDROOM FOUR

14' 2" x 10' 6" (4.32m x 3.2m) Window to the rear and side elevation, built in storage, wash basin and central heating radiator.

#### OUTSIDE

#### GARDEN

Private and enclosed rear garden with laid lawn, patio area and mature shrubs and bushes.

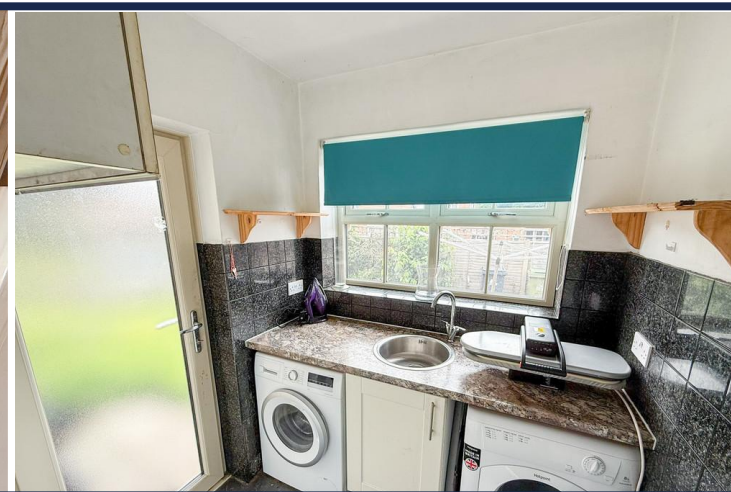
#### OFF ROAD PARKING/GARAGE

Large Driveway that runs down the side the side of the property with room for multiple vehicles.

#### EPC/TENURE

EPC RATING: B

TENURE: FREEHOLD





#### ADDITIONAL INFORMATION

This property also has the benefits of a solar panel array and an air source heat pump that are owned by the property and will be staying after completion.







## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

1 High Street

Ripley

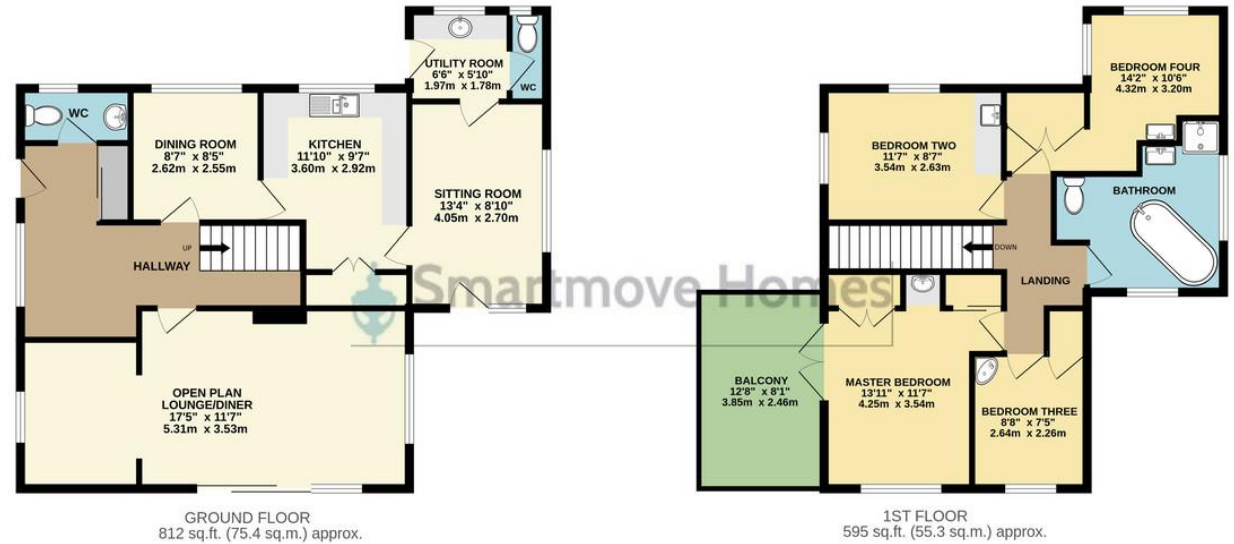
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