



4 Bed House - Detached

The Gables, 161 Derby Road, Marehay, Ripley DE5 8HU
Offers Around £695,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Beautiful Family Detached Home
- Private Non-Through Road (cul-de-sac)
- Lounge, Dining Room, Study
- Living Kitchen/Dining/Snug,
- Four/Five Double Bedrooms & Two Bathrooms
- Private South Facing Garden (approx. 0.75 acre)
- Heated Swimming Pool - Party Bar, Changing Rooms
- Large Driveway & Garage
- Character Features - Spacious Accommodation
- Belper 3 Miles, Ripley 3 Miles, Derby 7 Miles, Nottingham 20 Miles

GREAT FAMILY HOME - A well presented and generously proportioned four/five bedroom detached property located on a south facing garden plot of approx. 0.75 acre located off a quiet private tree lined drive in popular residential location.

The Location

Marehay is an excellent location with great road communications to Derby and Nottingham along with easy access to the A38 and M1 corridor, the town has a busy outlook with frequent bus services, historic church and a thriving market place.

Accommodation

Ground Floor

Arbour

12'4" x 8'3" (3.76 x 2.54)

With tiled flooring, double glazed side windows, heated lamp, wall lights and south-facing views across the private gardens and towards the heated swimming pool.



Entrance Hall

12'4" x 9'6" (3.77 x 2.91)

With half glazed original entrance door with inset leaded window and inset leaded window above, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, radiator, quarter oak panelled walling, solid oak block wood flooring, wide split-level staircase with arts and crafts balustrade leading to first floor and side stained glass window with leaded finish.



Lounge

17'7" x 13'10" (5.38 x 4.23)

With feature fireplace with surrounds with inset living flame gas fire and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, radiator, wide double glazed bay window with bay seats overlooking south-facing rear garden and views towards swimming pool, sky point and internal panelled door.



Under-Stairs Cupboard

9'2" x 3'1" (2.81 x 0.94)

Providing storage with coat hangers.

Separate Dining Room

13'9" x 12'11" (4.21 x 3.95)

With feature fireplace with surrounds incorporating inset living flame gas fire and raised hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, radiator, side double glazed bay window with bay seats overlooking gardens and internal panelled door.



Living Kitchen/Dining/Snug

Snug Area

11'5" x 6'11" (3.50 x 2.13)

With feature corner multi-burning stove with tiled surrounds and raised tiled hearth, high ceilings incorporating Velux style window to side, double glazed window to side, double glazed door giving access to large sun patio/terrace area, views over south-facing garden and towards the swimming pool and open square archway leading into dining and kitchen area.



Dining/Kitchen Area

16'6" x 13'1" (5.05 x 4.01)



Dining Area

With deep skirting boards and architraves, high ceilings, coving to ceiling, radiator, original servant bells (working) and open space leading into snug and kitchen area.



Kitchen Area

With one and a half inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching black granite worktops, built-in four ring induction hob with concealed extractor hood, built-in double electric fan assisted oven, built-in microwave, built-in dishwasher, built-in fridge, continuation of the black granite worktop forming a useful return/breakfast bar area, built-in wine cooler, concealed worktop lights, deep skirting boards and architraves, high ceilings, coving to ceiling, double glazed window with tiled surrounds overlooking gardens and open space leading into dining and snug area.



Utility Room

6'10" x 6'9" (2.10 x 2.08)

With inset stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, space for tumble dryer, tiled splash-backs, radiator, deep skirting boards and architraves and internal panelled door.



Rear Hallway

7'1" x 3'4" (2.17 x 1.04)

With double glazed entrance door, panelling to walls and high ceiling.

Study

9'6" x 7'4" (2.91 x 2.25)

With radiator, deep skirting boards and architraves, high ceilings, coat hangers and double glazed window.



Cloakroom

6'5" x 3'7" (1.97 x 1.11)

With low level WC, fitted washbasin with fitted base cupboard underneath, tiled splash-backs, radiator, high ceilings and double glazed obscure window.

Brick Store

7'6" x 6'2" (2.29 x 1.88)

With power, lighting, character window and latched door.

First Floor

Landing

With deep skirting boards and architraves and high ceilings.

Double Bedroom One

15'4" x 11'11" (4.68 x 3.64)

With a comprehensive range of fitted wardrobes with matching dressing table, chest of drawers and bedside cabinets, deep skirting boards and architraves, high ceilings, character archway, radiator, double glazed bay window to front with views over south-facing garden and towards swimming pool and internal panelled door.



Double Bedroom Two

11'7" x 10'4" (3.55 x 3.15)

With fitted wardrobes with matching dressing table and base cupboards, deep skirting boards and architraves, high ceilings, radiator, additional built-in storage cupboard, double glazed window to rear and internal panelled door.



Double Bedroom Three

12'4" x 12'4" (3.78 x 3.77)

With storage into eaves, deep skirting boards architraves, high ceilings, radiator, double glazed dormer window overlooking south-facing rear garden with views towards swimming pool and panelled door giving access to staircase leading to the second floor.



Double Bedroom Four

13'1" x 9'8" (3.99 x 2.95)

With deep skirting boards and architraves, high ceilings, radiator, double glazed window to side with fitted blind and internal panelled door.



Guest En-Suite

9'2" x 3'7" (2.80 x 1.11)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tiled splash-backs and internal panelled door.



Family Bathroom

9'1" x 9'0" (2.78 x 2.76)

A four-piece bathroom in white with bath with chrome mixer tap/hand shower attachment, pedestal wash handbasin, low level WC, separate shower cubicle with chrome shower, tiled splash-backs, tiled effect flooring, high ceilings, coving to ceiling, spotlights to ceiling, radiator, fitted storage cupboard, wall mounted mirrored medicine cabinet, two double glazed obscure windows and internal panelled door.



Second Floor

Games Room/Bedroom Five

13'0" x 12'6" (3.97 x 3.83)

With built-in storage cupboard, double glazed window and door giving access to storage into eaves.

Storage Into Eaves

31'9" x 13'8" (9.69 x 4.19)

Offers potential to create a further bedroom or en-suite, if desired.

South-Facing Private Gardens

The property sits on approximately just under one acre or thereabouts and offers a high degree of privacy and warm southerly aspect. The gardens enjoy shaped lawns with a varied selection of shrubs, plants, trees and large sun patio/terrace area providing a pleasant sitting out and entertaining space with a brick built BBQ area, illuminated pergola and power socket.



Timber Dog Kennel/Log Store

Summerhouse

9'8" x 7'10" (2.97 x 2.41)

A timber summerhouse with power and raised decking area providing a sitting out space overlooking the swimming pool and the south-facing gardens.



Heated Outdoor Swimming Pool

32' x 16' approximately (9.75m x 4.88m approximately)

Approximately 3'6" in the shallow end to 6'6" in the deep end



Party Bar Area/Covered Area for Hot Tub

15'5" x 9'5" (4.70 x 2.88)

This area has a versatile space and overlooks the swimming pool, located next to the changing rooms.



Changing Rooms

12'1" x 4'2" (3.69 x 1.28)

The changing rooms consist of single sink unit with hot and cold taps, wall cupboards, two changing rooms with power and lighting and low level WC with washbasin.



Attached Pump Room

8'0" x 6'5" (2.46 x 1.97)

With combination boiler heating the swimming pool and changing rooms, power and lighting.

Large Driveway

The property is accessed via double opening electric gates onto an extensive driveway providing car standing spaces for approximately six/seven vehicles.



Brick Detached Garage

12'2" x 12'0" (3.73 x 3.66)

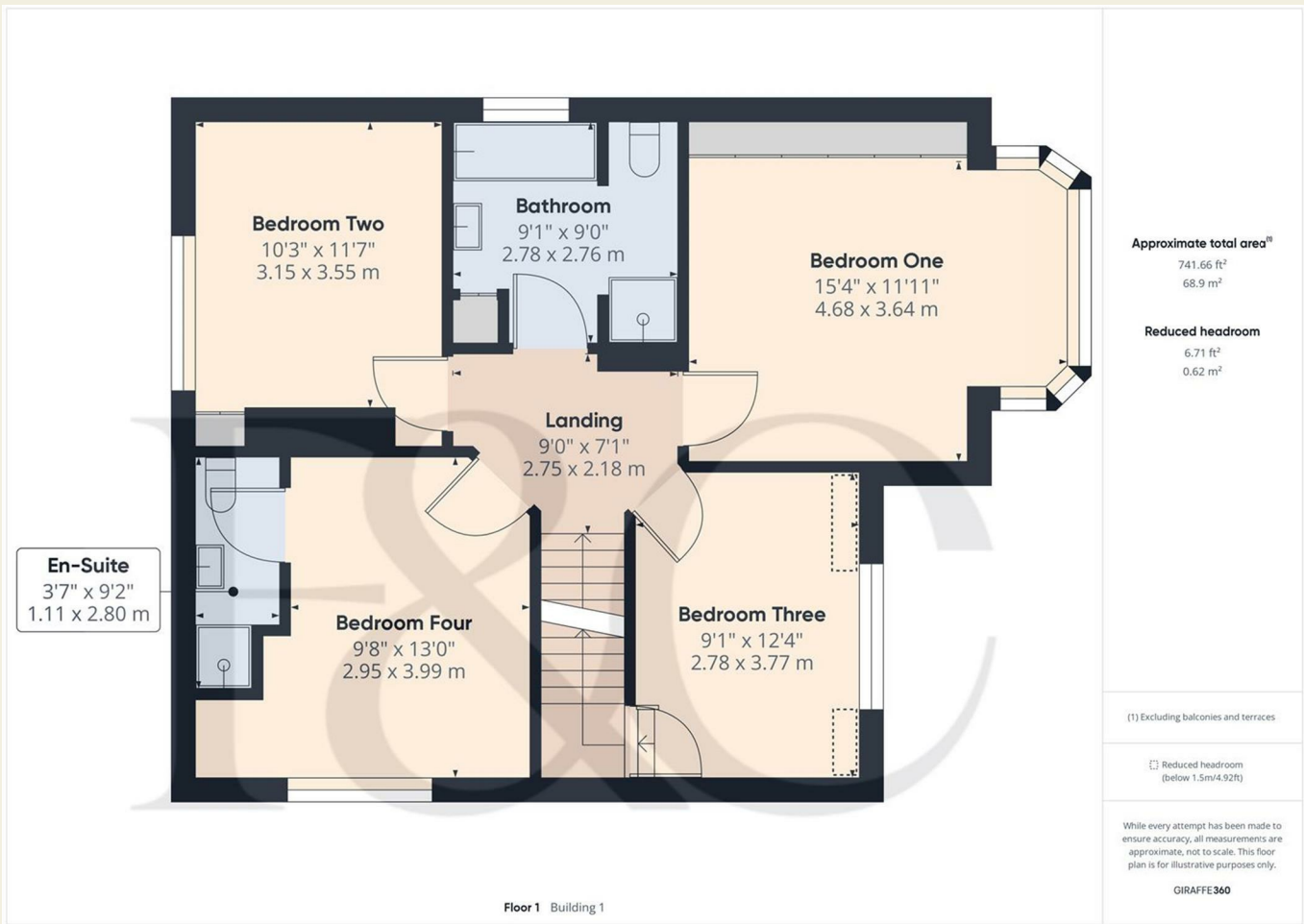
With power and lighting, double opening front doors, rear window, side personnel door and water.



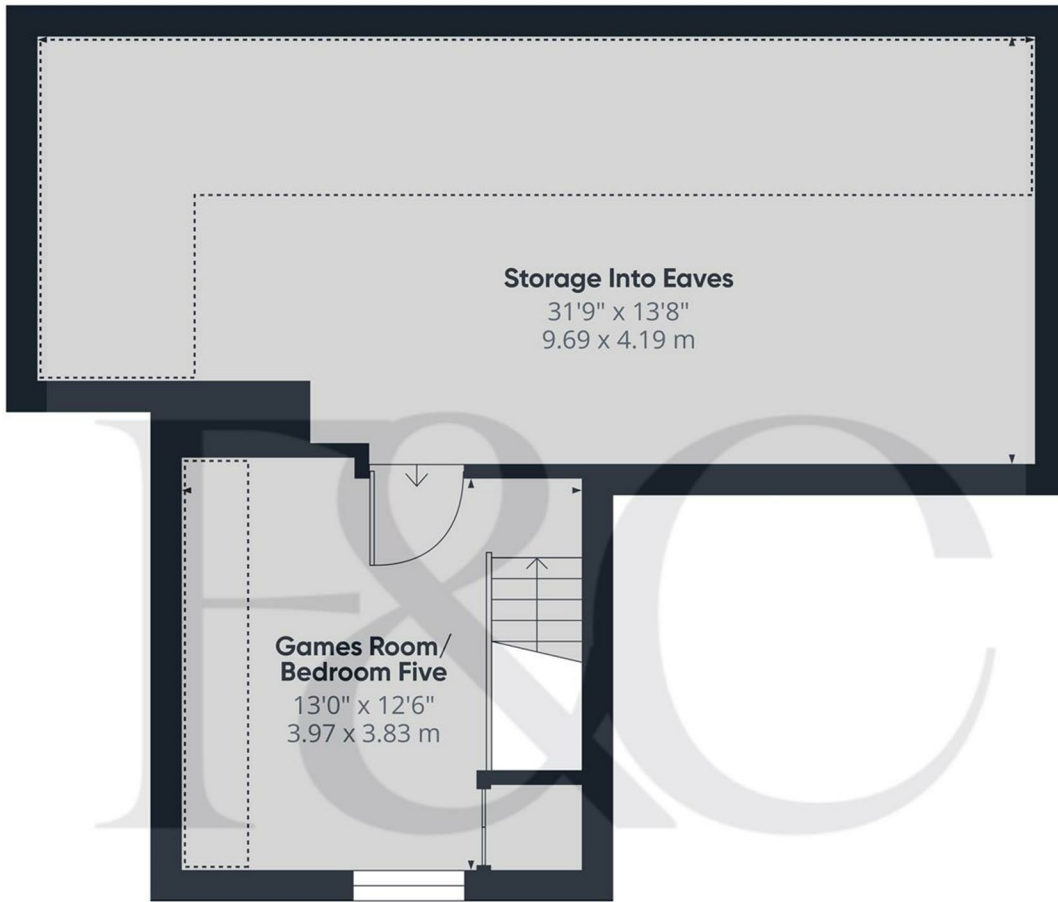
Council Tax Band - F
Amber Valley



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Floor 2 Building 1

Approximate total area⁽¹⁾

559.24 ft²
51.96 m²

Reduced headroom

216.3 ft²
20.1 m²

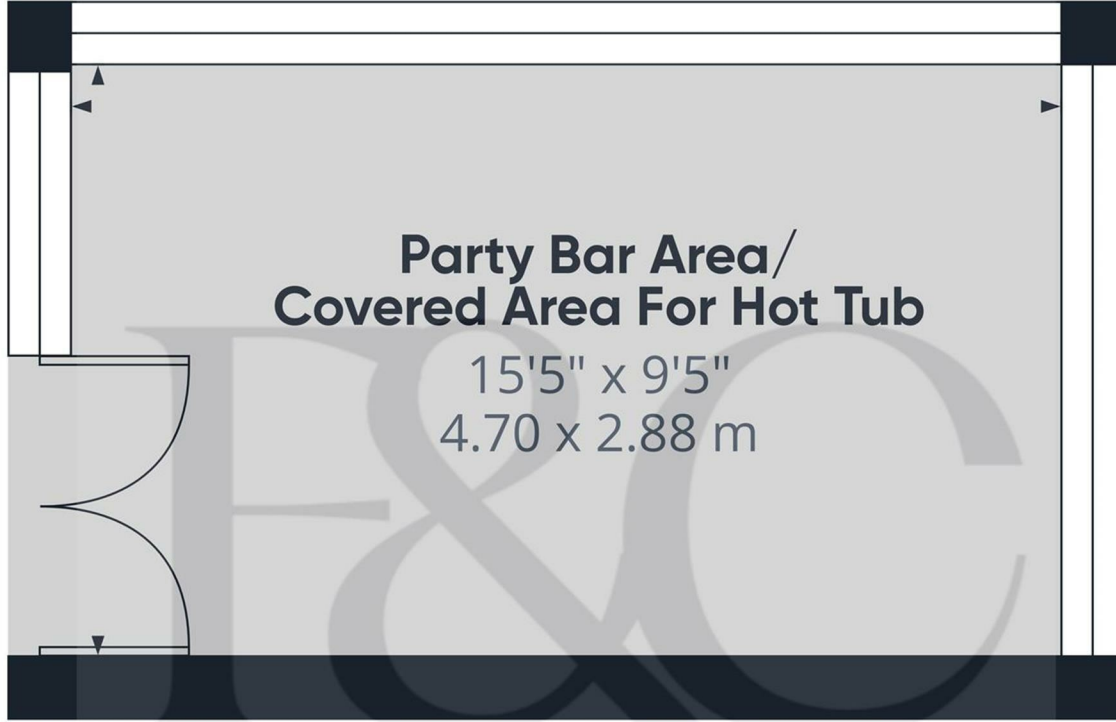
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
146 ft²
13.56 m²

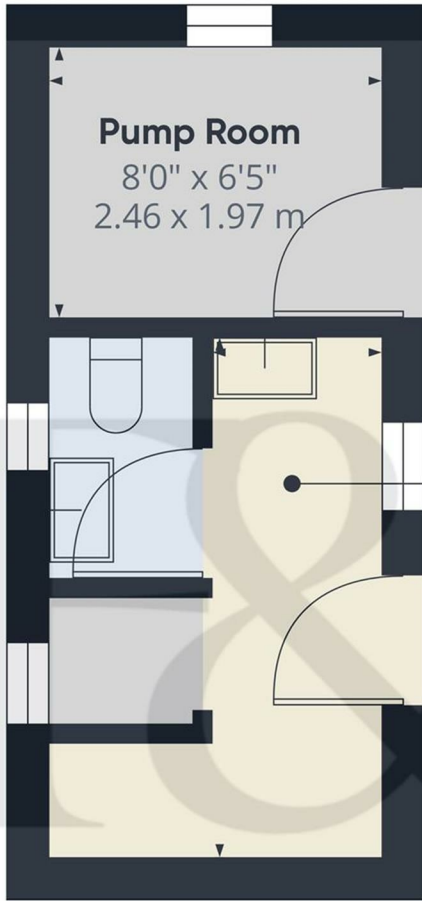
(1) Excluding balconies and terraces

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Floor 0 Building 2

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Floor 0 Building 3

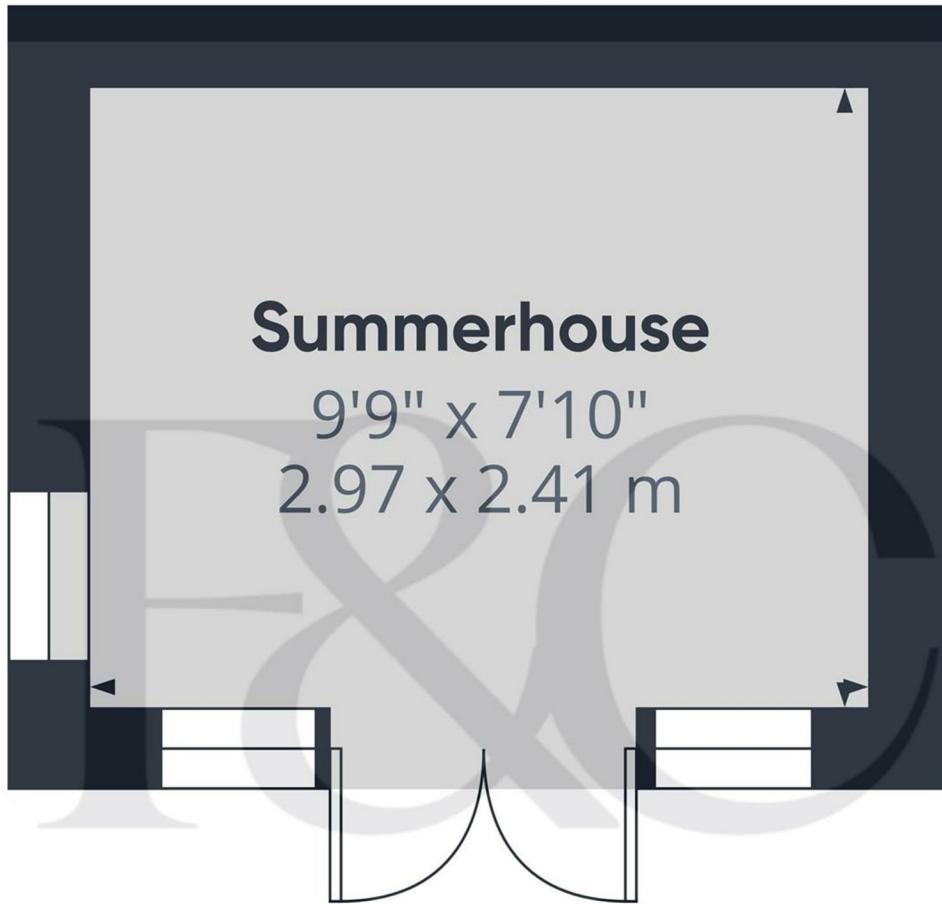
Approximate total area⁽¹⁾
145.34 ft²
13.5 m²

(1) Excluding balconies and terraces

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Summerhouse

9'9" x 7'10"
2.97 x 2.41 m

Floor 0 Building 4

Approximate total area⁽¹⁾

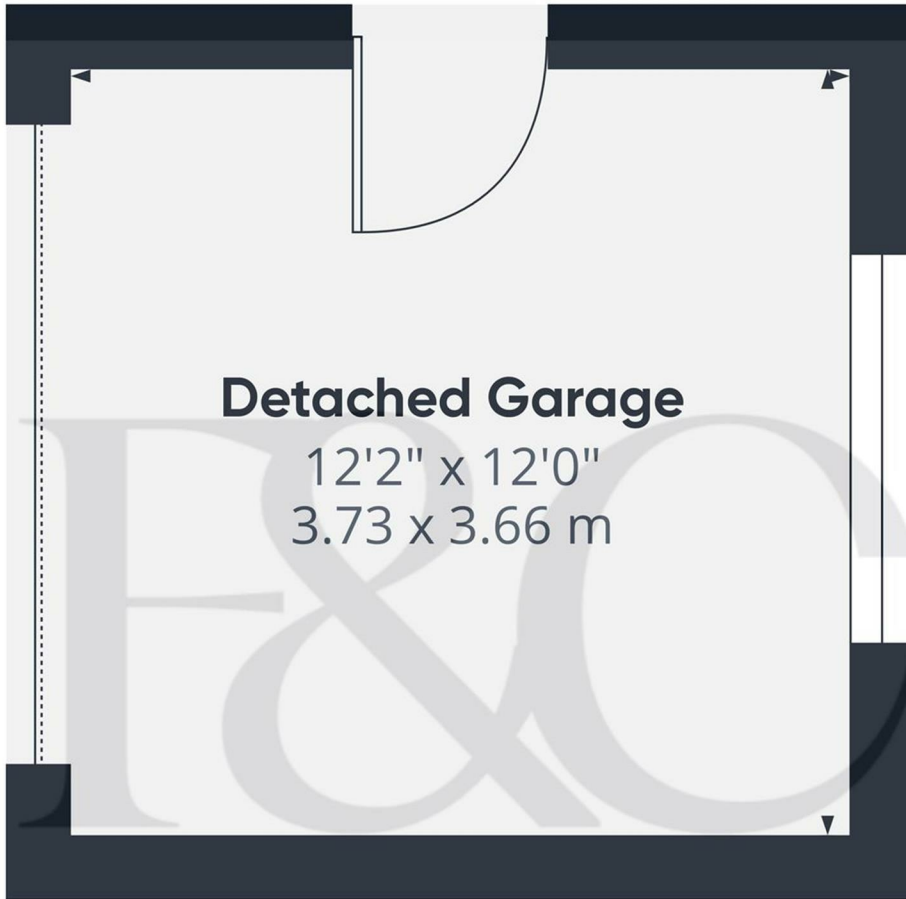
76.79 ft²
7.13 m²

(1) Excluding balconies and terraces

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Detached Garage

12'2" x 12'0"
3.73 x 3.66 m

Floor 0 Building 5

Approximate total area⁽¹⁾

150.24 ft²
13.96 m²

(1) Excluding balconies and terraces

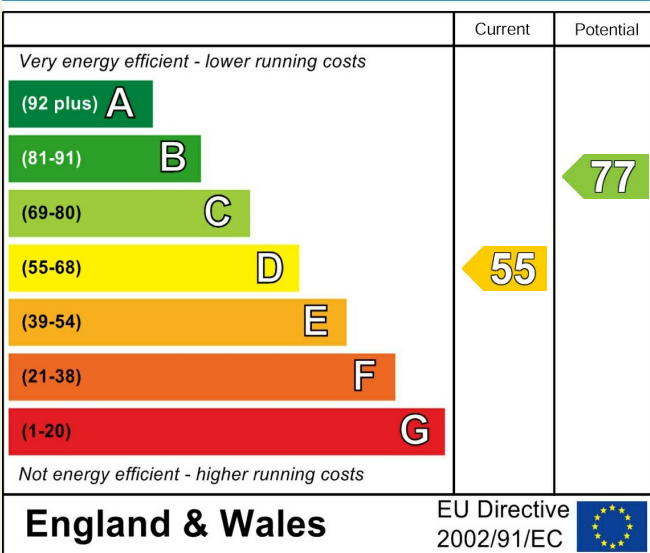
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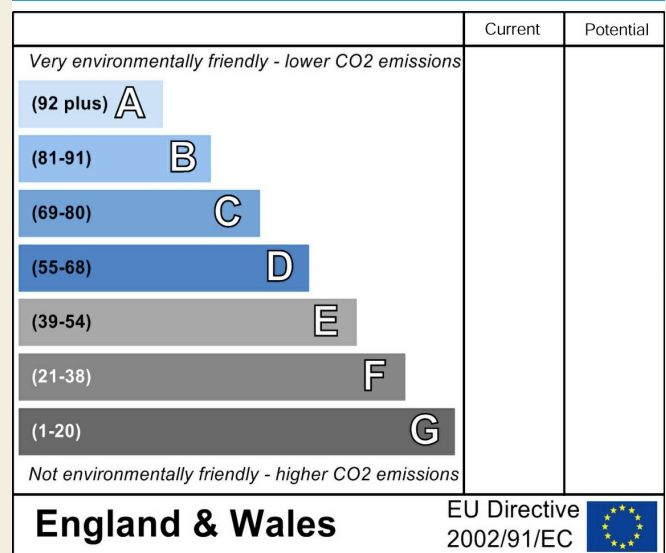
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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