

37 Denby Bank, Marehay, Ripley, DE5 8LB

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Offers Around £225,000

Freehold

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- A Beautifully Presented Modern Townhouse
- Entrance Hall and Cloakroom/Wc
- Fitted Dining Kitchen With French Doors Opening To The Rear Garden
- Lounge With Dual Aspect Windows
- Bedroom One With An En Suite
- Two Further Bedrooms And A Family Bathroom
- Enclosed Rear Garden And Patio
- Driveway And A Single Garage
- Easy Access to Ripley, Belper And All Local Amenities
- Quick Links To The A38, M1 And A6







## Summary

Located in the charming area of Denby Bank, Marehay, this beautifully presented modern townhouse offers a perfect blend of modern living and convenience.

The entrance hall leads to the heart of the home, a well-appointed dining kitchen that seamlessly opens to the rear garden, creating an ideal space for entertaining family and friends or enjoying quiet evenings outdoors. The living room, with its dual aspect windows, invites an abundance of natural light, making it a warm and welcoming space to relax. There is a ground floor cloakroom/WC.

To the first floor is a double bedroom one with the convenience of an en suite shower room. In addition there are two further bedrooms and a bathroom with a modern three piece suite

The rear enclosed garden and patio is south facing and a gate provides rear access to a driveway and single garage.

The townhouse is conveniently situated for easy access to Derby, Nottingham, Ripley, and Belper, with excellent transport links to the A38, A6, and M1, making it an ideal choice for commuters. This property is not just a house; it is a home that offers comfort, style, and a fantastic location. Whether you are a first-time buyer or looking to downsize, this modern townhouse is sure to impress.

# F&C

## The Location

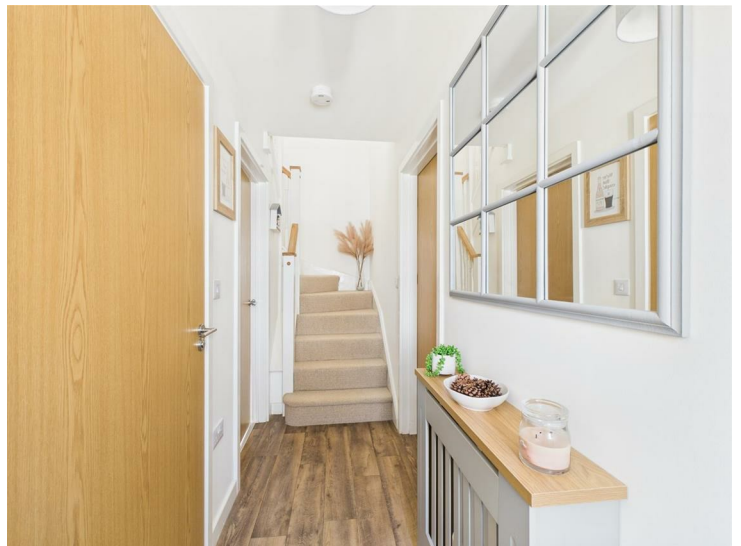
The townhouse is conveniently situated for easy access to Derby, Nottingham, Ripley, and Belper, with excellent transport links to the A38, A6, and M1, making it an ideal choice for commuters. The house also has easy access to local countryside and is well placed for access to all local amenities

## Accommodation

### Entrance Hall

9'6" x 3'6" (2.92 x 1.07)

With an entrance door, a wood grain effect floor, radiator with decorative radiator cover and stairs lead off to the first floor.



### Cloakroom/WC

5'8" x 2'9" (1.73 x 0.85)

Appointed with a two piece white suite comprising a low flush WC and pedestal wash handbasin with complementary tiling to the splashback area. There is a continuation from the hall of the wood grain effect floor, a central heating radiator and an extractor.

## Living Room

15'3" x 10'1" (4.65 x 3.09)

Having two double glazed windows, one to the front and a box bay window to the side with two central heating radiators.





### **Dining Kitchen**

15'3" x 7'9" (4.66 x 2.37)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary wood grain effect roll top worksurface over incorporating a stainless steel sink drainer unit with mixer tap. Appliances include an electric oven, gas hob and an extractor fan. There is space for an American style fridge freezer, plumbing for an automatic washing machine and a UPVC double glazed window to the front. In the dining area, there is a central heating radiator and UPVC double glazed French doors provide access to the rear garden and patio. A wood grain effect floor runs throughout and there is a useful understairs cupboard providing excellent storage space.



### **First Floor Accommodation**

#### **Landing**

7'0" x 3'3" (2.15 x 1.00)

With a built-in cupboard housing the central heating boiler and providing excellent storage space.

### Bedroom One

11'9" x 8'0" (3.60 x 2.44)

Having a central heating radiator and UPVC double glazed windows to the front and side elevation.



### En-Suite Shower Room

9'4" x 3'2" (2.86 x 0.97)

Having a three piece suite comprising a pedestal wash handbasin, a low flush WC and a built-in shower cubicle with glass shower doors and mains fed shower over. There is tiling to the shower enclosure and half tiling to the walls. Having a wall mounted chrome heated towel rail, an extractor fan and a wall mounted bathroom cabinet with mirrored front.

### Bedroom Two

8'3" x 8'0" (2.52 x 2.44)

With a central heating radiator and UPVC double glazed window.



### Bedroom Three

7'3" x 6'8" (2.22 x 2.04)

Having a central heating radiator and a UPVC double glazed window.



### Bathroom

6'9" x 6'1" (2.07 x 1.86)

Appointed with a modern, three piece white suite comprising a panelled bath with mixer shower over and glass shower screen, low flush WC and a pedestal wash handbasin. With half tiling to the walls and full tiling to the shower enclosure. With a wall mounted heated towel rail, a double glazed window, an extractor fan and a luxury vinyl floor.





## Outside

To the front of the property, there is a fore garden which is well stocked with a variety of shrubs and a path leading to the front door. To the rear, there is an enclosed garden with gate providing access to the drive and garage. The garden has a part brick walls round with fencing to the other side. The garden has a generous paved patio perfect for outside entertaining and dining with a lawned garden beyond. There is an outside light. To the rear of the house, there is a driveway providing off road parking for two vehicles and leading to a single garage with up and over door.



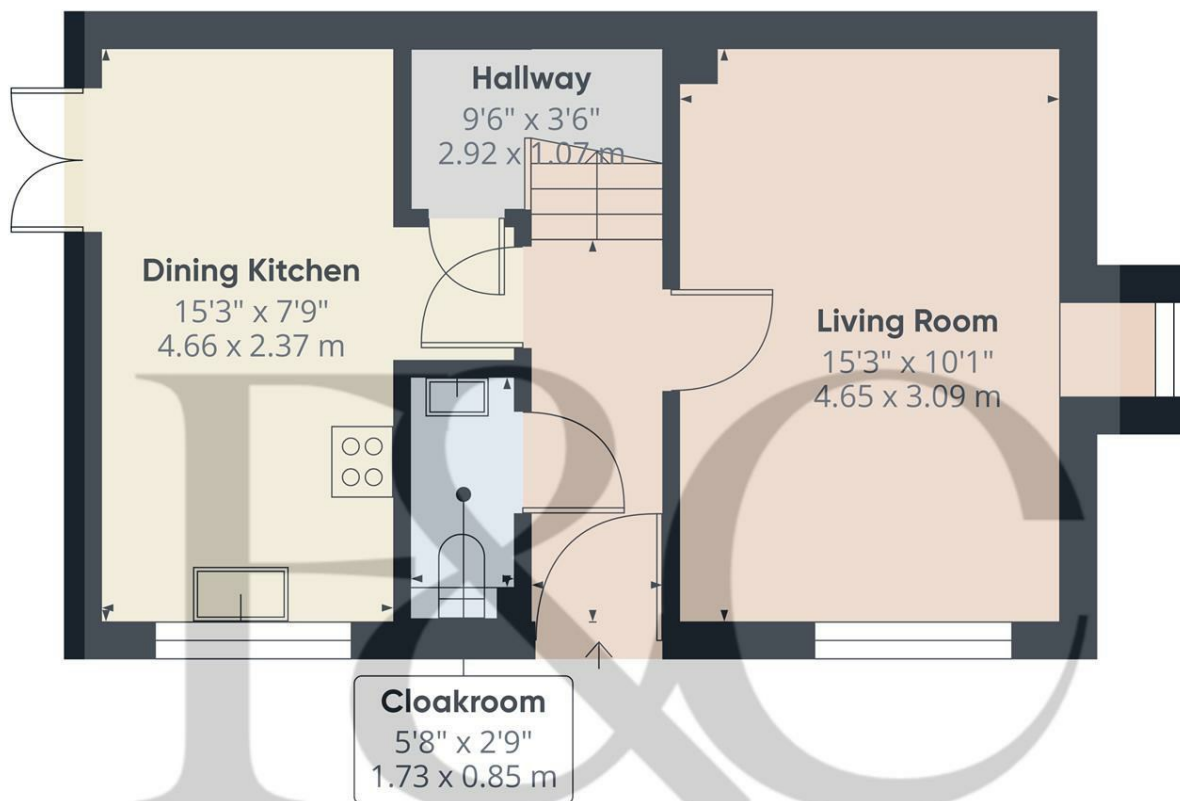
## Drive And Garage

A driveway provides off road parking and leads to a single garage with up and over door.



**Council Tax Band B**





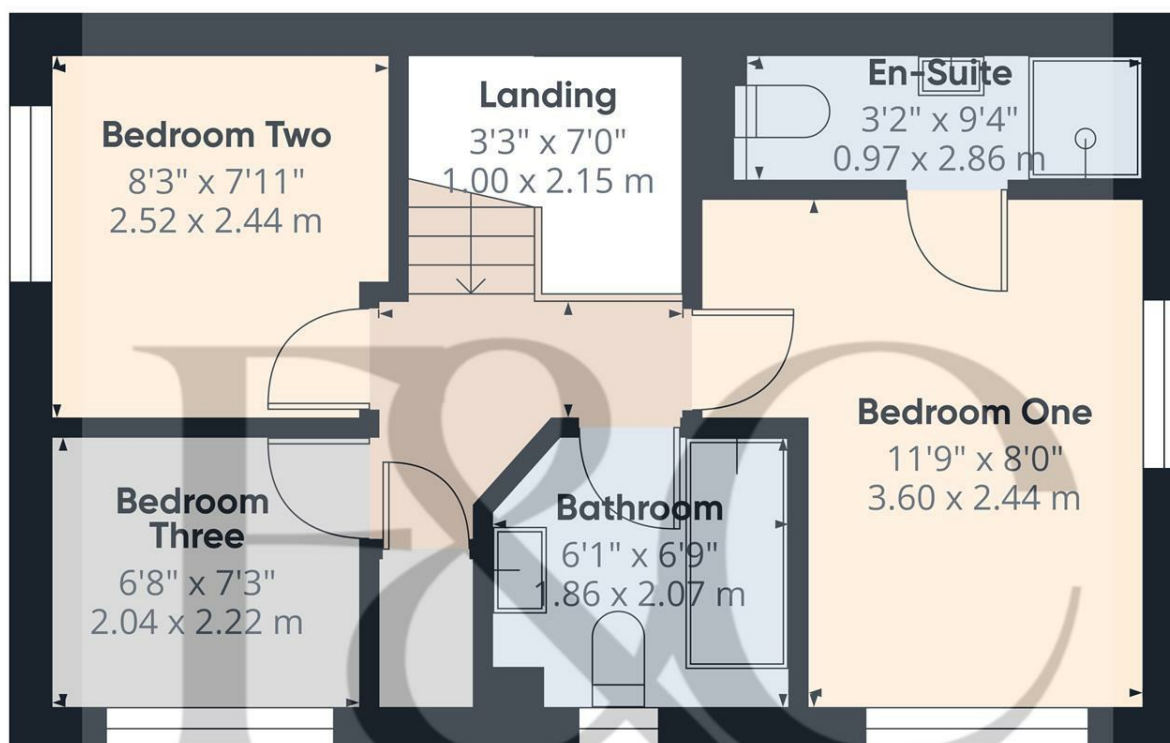
Floor 0

Approximate total area<sup>(1)</sup>  
383 ft<sup>2</sup>  
35.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>  
330 ft<sup>2</sup>  
30.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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37 Denby Bank  
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Council Tax Band: B  
Tenure: Freehold

