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Ripley Road  
Sawmills Belper





## Property Description

Nestled in the heart of the picturesque village of Sawmills, conveniently located between the bustling towns of Belper and Ripley.

The property boasts two welcoming and beautifully decorated reception rooms with cosy fireplaces, a thoughtfully laid out kitchen with original tiled flooring. Upstairs two sizable double bedrooms and a modern spacious four-piece bathroom. The home has been carefully considered with high end upgrades of chrome light switches and newly fitted wooden doors throughout.

Stepping outside to discover a delightful south-facing, tiered garden; perfect for soaking up the sun and entertaining featuring three outbuildings featuring plumbing and electricity. Both the front and rear garden's thoughtful design ensures minimal upkeep.

This property is ideal for first-time buyers looking to step onto the property ladder or investors seeking a quality home in a highly desirable location. With its characterful features and prime position in Sawmills, this home offers the perfect combination of style and convenience.

## Dining Room

10' 7" x 11' 9" Including Recess ( 3.23m x 3.58m Including Recess )

Carpeted floor, composite door and double-glazed window to the front elevation, wall-mounted radiator, exposed brick fireplace surround and wall lighting.

## Lounge

10' 5" x 11' 9" Including Recess ( 3.17m x 3.58m Including Recess )

Carpeted flooring, double glazed window to the rear elevation, electric fireplace with surround.

## Kitchen

10' x 6' 10" ( 3.05m x 2.08m )

Original tiled flooring, composite door and double-glazed window to the side elevation.

Wall and base cabinetry with laminate worktops, stainless steel sink with mixer tap over and integrated oven, four ring gas hob with extractor hood over as well as undercounter space for a dishwasher and fridge freezer.

## Landing

Stairs enclosed within the dining room providing access to the first floor with carpeted flooring and spotlighting to ceiling. As well as access to the boarded loft via a pull down ladder.

## Bedroom One

10' 9" x 15' 8" Including Recess ( 3.28m x 4.78m Including Recess )

Carpeted flooring, double glazed window to the front elevation, wall-mounted radiator.

## Bedroom Two

10' 7" x 10' 5" ( 3.23m x 3.17m )

Carpeted flooring, double-glazed window to the rear elevation, wall-mounted radiator and built-in cupboard located above the stairs.

## Bathroom

9' 10" x 6' 11" ( 3.00m x 2.11m )

Vinyl mosaic effect flooring, obscure double-glazed window to the rear elevation, wall-mounted heated towel rail. W/C, wash-hand basin, walk-in waterfall shower and separate panel bath.

## Outside

Steps leading to the front garden which is low maintenance, mostly slate gravel with a walled surround and hedged borders. A pathway with access over to the side of the home leads to the communal courtyard with two outbuildings leading furthermore onto the fenced rear garden as well as access provided by the rear door in the kitchen. The tiered South facing rear garden is again low maintenance with a patio level, decked area, and two gravel area's leading up to a further outbuilding. Also benefiting from and outside tap, hose and electric sockets.

## Outbuildings

Lower end of garden -

1st: Features a W/C.

2nd: Provides space electrics and plumbing for a washing machine.

Top end of garden -

3rd: Brick shed with plumbing and electrics.















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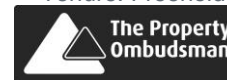
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Tenure: Freehold



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