



GRANT'S
OF DERBYSHIRE

2 Pipers Court, Codnor Park, Nr Ripley NG16 5RZ
Offers Over £200,000

We are delighted to offer this modern three bedroom detached home which is located on this popular development of Codnor Park, a short distance from Ripley where there is a full range of shops and amenities. This home benefits from gas central heating, uPVC double glazing and is extremely well presented throughout. The accommodation comprises; entrance hall, guest's cloakroom with WC, kitchen, living room and conservatory. On the first floor there are three good sized bedrooms, the principal bedroom having an ensuite shower room, family bathroom. Outside there is a pleasant garden to the rear, driveway and integral garage to the front. Viewing Highly Recommended. No Upward Chain.



Ground Floor

The property is accessed via the foregarden where a pathway leads up to the composite front door which opens into the entrance hall where the first door on the right leads into the

Kitchen 9'9" x 6'7" (2.98 x 2.02)

With a matching range of wall, base and drawer units with worktop over and inset sink. There is a uPVC double glazed window to the front aspect, space and plumbing for a washing machine and upright fridge freezer. Integrated appliances include; electric oven and gas hob with extractor unit over. Along the hallway, the next door opens to reveal the

Guest's Cloakroom & WC 3'8" x 3'4" (1.12 x 1.02)

With a low flush WC and wall mounted wash basin.

Living Room 18'6" x 11'4" max (5.66 x 3.46 max)

Recently redecorated and fitted with a quality carpet, this is a good sized reception room having ample space for a family-sized table and chairs as well as lounge furniture. The staircase leads up to the first floor. There are wall mounted TV connections and a coal-effect gas fire set within an "Adams-Style" fire surround with a marble hearth. uPVC french doors open into the

Conservatory 10'9" x 9'10" max (3.3 x 3 max)

A superb addition to this home offering an additional reception room which backs onto the garden and patio area. Built on a brick base with uPVC double glazed panels and matching french doors which lead out to the side.

First Floor

On arrival at the first floor landing we find access to the loft, a deep overstairs storage cupboard ideal for the storage of linen etc. The first door on the left leads into

Bedroom One 12'8" x 10'1" (3.88 x 3.09)

A good sized principal bedroom with two uPVC double glazed windows to the front aspect providing a good level of natural light. A door leads into the

Ensuite Shower Room 5'6" x 5'4" (1.68 x 1.63)

With a traditional white suite comprising; corner shower enclosure, pedestal sink and a low flush WC. There is an obscure glass uPVC double glazed window to the front aspect.

Bedroom Two 11'8" x 9'0" (3.58 x 2.75)

Another double bedroom with a uPVC double glazed window overlooking the rear garden.

Bedroom Three 9'4" x 8'2" (2.85 x 2.5)

A good sized third bedroom with uPVC double glazed window overlooking the rear garden.

Family Bathroom 5'6" x 5'4" (1.68 x 1.63)

With a traditional three piece suite comprising; panelled bath, pedestal sink and low flush WC. There is an obscure glass uPVC double glazed window to the side aspect.

Outside

Immediately to the rear of the home is a paved patio area with a section of lawn and then a decked area, fully enclosed by timber fencing. To the front of the property there is a lawned foregarden with a driveway providing off street parking for two cars.

Integral Garage 16'6 x 8'7 (5.03m x 2.62m)

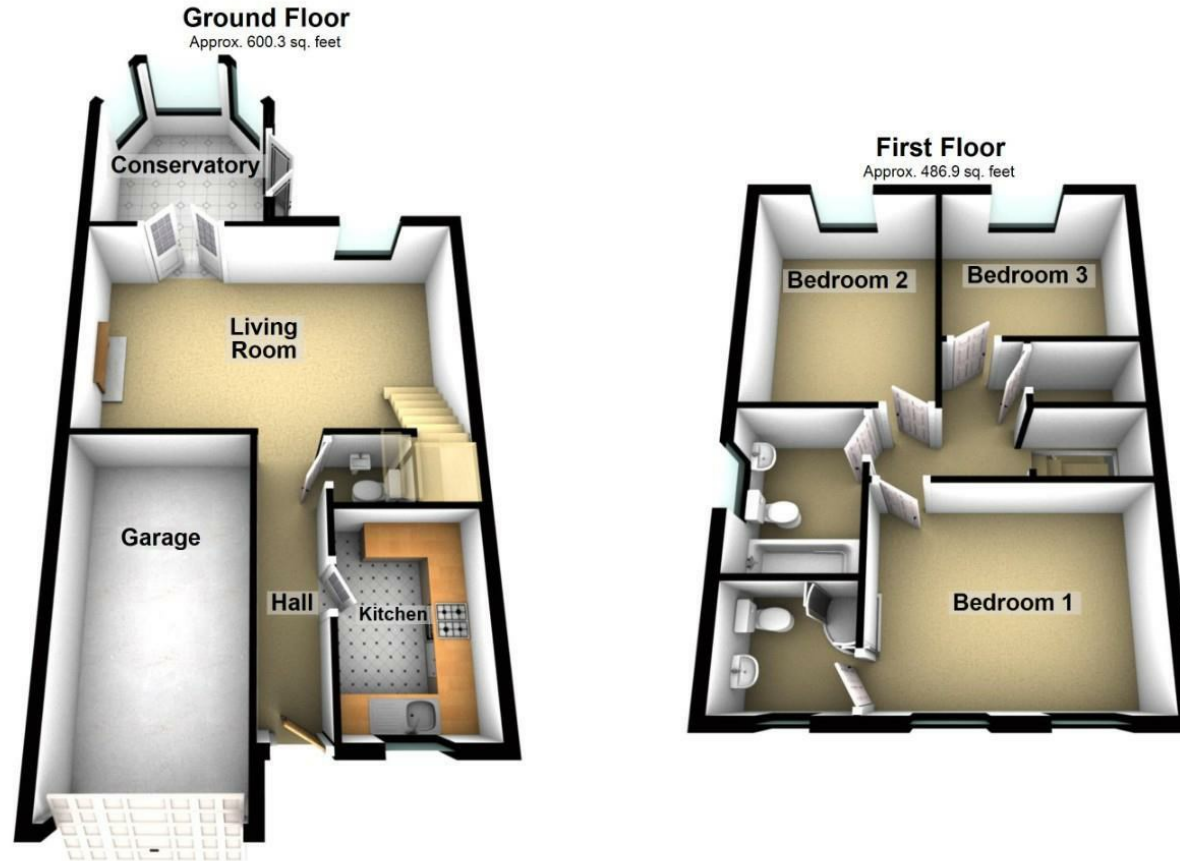
With an up and over door, this is a good sized garage/storage area. The gas boiler is located here also.

Council Tax Information

We are informed by Amber Valley Borough Council that this home falls within Council Tax Band C which is currently £1855 per annum.







Total area: approx. 1087.2 sq. feet

This plan is only offered as a guide to the layout. Please Do Not Scale
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

