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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Needham Street, Codnor, Ripley, Derbyshire , DE5 9RR
£350,000



FEATURES:

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE TO ALL BEDROOMS
- DOWNSTAIRS WC
- TRIPLE GARAGE
- AMPLE OFF STREET PARKING
- GOOD SIZED LIVING SPACE
- BEAUTIFUL LANDSCAPED GARDEN
- NO UPWARD CHAIN
- VIEWING ESSENTIAL - IDEAL FOR THE GROWING FAMILY

COUNCIL TAX BAND: D EPC RATING: BPG

Entrance Hallway/Porch
UPVC window and door to front,
door to entrance hall, tiled flooring.

Entrance Hallway
Stairs rising to the first floor, doors
to lounge and dining room.

Lounge Diner
5.90 m x 4.17 m (19'4" x 13'8")
L Shaped room, with Two UPVC
windows to the front, UPVC patio
door to the rear, two radiators,
feature fireplace, door to utility,
feature dado rail.

Dining Room
3.81 m x 3.12 m (12'6" x 10'3")
UPVC window to front, radiator,
under stairs storage cupboard,
opening into kitchen.

Kitchen
4.80 m x 2.82 m (15'9" x 9'3")
UPVC window to rear, a recently
refitted kitchen with high
specification with base and eye
level units, with quartz work top
and up stands, integrated NEFF
dishwasher, NEFF fridge, NEFF
double oven, four ring NEFF gas
hob and NEFF extractor above,
storage cupboard housing the
boiler.

Downstairs WC
Good sized room, with a two piece
suite comprising of WC and hand
wash basin, with vanity unit, part
tiled walls, vinyl flooring, feature
towel rail.

Utility Room
2.94 m x 2.79 m (9'8" x 9'2")
UPVC window and door leading
onto the rear garden, base units
with roll top work surface, sink unit,

First Floor Landing
Doors to bedrooms and bathroom
and shower room, radiator.

Bedroom
3.68 m x 3.78 m (12'1" x 12'5")
UPVC window to front aspect,
wardrobe, radiator.

Shower room
UPVC window to rear aspect, three
piece suite comprising of shower,
WC , pedestal hand wash basin,
part tiled walls, radiator.

Bathroom
Four piece fitted bathroom with
panelled bath, shower cubicle, WC,
and hand wash basin with vanity
unit and mirror above, radiator and
door to bedroom.

Bedroom
3.75 m x 3.82 m (12'4" x 12'6")
UPVC windows to front and rear
aspect, fitted furniture including
dressing table, bedside tables and
wardrobes.

Bedroom
3.18 m x 3.82 m (10'5" x 12'6")
UPVC window front aspect,
radiator, door to en suite.

En suite
Three piece suite comprising of
shower cubicle and WC, pedestal
hand wash basin, fully tiled walls.

Bedroom
2.64 m x 3.07 m (8'8" x 10'1")
UPVC window to rear, hand wash
basin, radiator, opening to en suite.

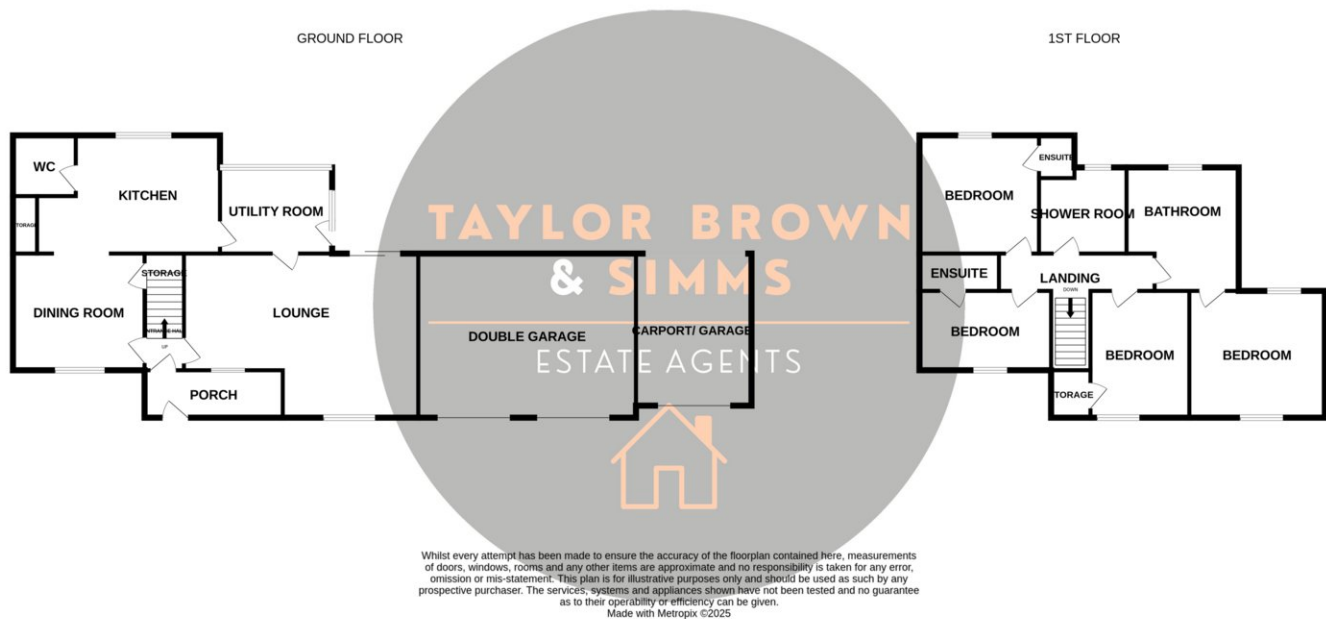
En suite
Shower cubicle, WC, part tiled

Triple Garages/ Car port.
Two garages with further door to car port.

Outside

To the front of the property is ample off street parking space, with mature shrubs and borders. To the rear of the property is a

generous sized garden which has been landscaped and well matured, having mature shrubs, borders, feature pond, lawned areas pathways and seating areas and being enclosed via panelled fencing. There is also a large garden room and greenhouse.



NOTICE TO PROSPECTIVE PURCHASERS

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