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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Sapphire Drive, Denby, Ripley, Derbyshire , DE5 8NL Offers in region of **£370,000**



### **FEATURES:**

- THREE BEDROOMS
- DETACHED FAMILY HOME
- CONSERVATORY
- MASTER BEDROOM WITH EN SUITE AND DRESSING AREA
- MODERN THROUGHOUT
- CATCHMENT FOR JOHN FLAMSTEED SCHOOL
- SOUGHT AFTER LOCATION
- MODERN RESIDENTIAL CUL DE SAC
- UTILITY AREA AND DOWNSTAIRS WC
- OFF STREET PARKING FOR 4/5 CARS AND GARAGE

**COUNCIL TAX BAND: D EPC RATING: C**

**Entrance Hallway**  
tiled flooring, radiator, doors to utility area, downstairs WC, kitchen, stairs rising to the first floor.

**Downstairs WC**  
UPVC window to front aspect, two piece suite comprising of WC and pedestal hand wash, tiled splashbacks, tiled flooring, radiator.

**Kitchen Area**  
3.68 m x 2.44 m (12'1" x 8'0")  
UPVC window to front aspect, beautifully fitted kitchen with base and wall units with granite work tops, sink unit and drainer, induction hob, integrated oven, extractor above, integrated microwave and dishwasher, integrated fridge freezer and wine cooler, under cupboard lighting, open plan into the dining area.

**Lounge Diner**  
6.40 m x 3.05 m (21'0" x 10'0")  
UPVC french doors leading to conservatory, UPVC window to rear aspect, two radiators, solid wood flooring, tv point.

**Conservatory**  
3.51 m x 3.35 m (11'6" x 11'0")  
Part brick built, with UPVC windows and french doors leading to the garden, tiled flooring with under floor heating, radiator, tv point, wall lights.

**Utility area**  
To the rear of the garage the current owners have made space for a utility area, which has plumbing for washing machine, space for dryer and fridge, vinyl flooring, wall mounted boiler.

bathroom, loft access point with fitted loft ladder, radiator.

**Bedroom One**  
3.35 m x 3.05 m (11'0" x 10'0")  
UPVC window to front aspect, radiator, archway opening leading to dressing room,

**Dressing area**  
Wardrobes, door to en suite.

**En Suite**  
UPVC window to front aspect, three piece suite comprising of double shower with rainfall shower head, glass shower screen, WC and hand wash basin with a vanity unit below, part tiled walls, radiator, extractor fan, shaving point, vinyl flooring.

**Bedroom Two**  
3.66 m x 2.74 m (12'0" x 9'0")  
UPVC Window to rear aspect, radiator. fitted furniture with wardrobes, drawers and dressing table.

**Bedroom Three**  
2.74 m x 2.69 m (9'0" x 8'10")  
UPVC window to rear aspect, radiator, fitted wardrobes, wood effect laminate flooring.

**Bathroom**  
UPVC window to side aspect, three piece suite comprising of P shaped bath with shower above and shower screen, WC and hand wash basin set in a vanity unit, heated towel rail, part tiled walls, vinyl flooring, shaving point, spot lights, extractor fan.

**Outside**  
To the front is ample off street

access leading to the rear garden.  
To the rear is a patio area, lawned  
garden, fenced boundaries, mature

shrubs and borders. Wooden  
garden shed.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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