



Maple Lodge Ryknield Hill
Denby Ripley



Maple Lodge Ryknield Hill Denby Ripley DE5 8NW

for sale
£500,000



Property Description

Offered for sale with no upward chain is this beautifully presented executive four bedroom detached family home situated in the popular location of Denby within close proximity of John Flamsteed Community School. The accommodation benefits from having NO UPWARD CHAIN and in brief comprises; entrance hallway, cloakroom, two reception rooms, a conservatory, study/bedroom 5, kitchen, utility room and an integral double garage. To the first floor there are four double bedrooms, a family bathroom and a dressing area and en-suite to the master bedroom, the second bedroom also comprises of an en suite. Externally there is a generous driveway providing ample off road parking with side access leading to an enclosed rear garden. Viewings are strongly recommended for the size of this accommodation to be truly appreciated.

Entrance Hallway

The property is entered via composite door to the front elevation into a spacious hallway where there is a radiator, door to the storage cupboard, door to W.C, stairs off leading to the first floor, coving to the ceiling and double doors opening to the lounge.

Lounge

Having double doors leading to the dining room, a radiator and UPVC double glazed bay window to the front elevation.

Dining Room

11' 6" x 10' 3" (3.51m x 3.12m)

Having UPVC double glazed French doors leading to the conservatory, a radiator and coving to the ceiling.

Kitchen

11' 4" x 12' 11" (3.45m x 3.94m)

Fitted with wall and base units with work surfaces over, four ring gas hob, electric oven and grill, stainless steel sink and drainer with mixer tap over, UPVC double glazed window to the rear elevation, breakfast bar, door to the utility room, integrated dishwasher, tiled splashbacks and integrated fridge.

Utility Room

Having an integrated freezer, plumbing for washing machine, a radiator, wall and base units with work surface over, tiled splashbacks, door opening to the garage and door leading to the rear garden.

Conservatory

.10' 8" x 9' 11" (3.25m x 3.02m)

Having UPVC double glazed windows to the rear and side elevation, UPVC double glazed French doors to the side elevation and a radiator.

Study

7' 9" x 7' (2.36m x 2.13m)

Having UPVC double glazed window to the rear elevation, a radiator and coving.

Cloakroom

Having low level W.C, wash hand basin, a radiator and obscured double glazed window to the front elevation.

First Floor Landing

Having loft access, an airing cupboard, a radiator and doors off to:-

Bedroom One

16' x 11' 10" (4.88m x 3.61m)

Having UPVC double glazed window to the front elevation, a radiator, archway opening to the dressing area with fitted wardrobes and door to the en suite.

En Suite Wet Room

Having obscured UPVC double glazed window to the front elevation, pedestal wash hand basin, mains fed shower, heated towel rail, low level W,C, splashbacks boarding and an airing cupboard.

Bedroom Two

12' 1" x 11' 10" Plus recess (3.68m x 3.61m Plus recess)

Having UPVC double glazed window to the rear elevation, two fitted wardrobes, a radiator and door to the en suite.

En Suite

Having obscured UPVC double glazed window to the rear elevation, pedestal wash hand basin, low level W.C, a radiator, shower cubicle with mains fed shower.

Bedroom Three

11' 3" Max x 11' (3.43m Max x 3.35m)

Having UPVC double glazed window to the rear elevation and a radiator.

Bedroom Four

12' 1" Max x 10' (3.68m Max x 3.05m)

Having UPVC double glazed window to the front elevation and a radiator.

Bathroom

Having obscured UPVC double glazed window to the rear elevation, bath with electric shower over, fitted shower screen, low level W.C, vanity wash hand basin, a radiator and tiled splashbacks.

Double Garage

Having an up and over door, composite door to the side, power and lighting and houses the boiler.

Outside

To the front of the property is ample off road parking with a lawned area with gated side access leading to the rear.

To the rear the garden has fenced boundaries, decked seating area, an arrangement of flower, bushes and shrubs, mainly laid to lawn, paved seating area, timber shed, outside tap and enclosed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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