



Ripley Road  
Sawmills Belper





# Ripley Road Sawmills Belper DE56 2JQ

for sale  
**£350,000**



## Property Description

Burchell Edwards are excited to bring to the market this deceptively spacious four bedroom character home situated in a popular location and has excellent road links such as the A38, A610 and M1. In brief the accommodation comprises; entrance hall, lounge, open plan kitchen/diner, a utility room with W.C and shower. To the first floor there are three bedrooms, a bathroom and an additional sitting room while to the second floor there is a further bedroom and a generous size dressing room. Externally there is a small frontage with a garage which has a door to the rear leading to a generous tiered garden being well established. A viewing is highly recommended to truly appreciate the size of the accommodation on offer.

## Entrance Hallway

The property is entered via door to the side elevation into a hallway where there is a radiator and doors off to the lounge and kitchen/ diner.

## Lounge

25' Max x 13' 5" Max ( 7.62m Max x 4.09m Max )  
Having a gas coal effect fire, exposed beams, UPVC double glazed window to the front elevation and a radiator.

## Kitchen/ Diner

19' 7" Plus recess x 17' 5" Max ( 5.97m Plus recess x 5.31m Max )

Having wall and base units with granite work surfaces over, one and half bowl ceramic sink and drainer unit, five ring induction hob with cooker hood, double oven and grill, tiled flooring and splashbacks, space for under counter fridge and freezer, door opening to the shower room, UPVC double glazed window and door to the side elevation, brick feature fireplace, a radiator, stairs off leading to the first floor and useful downstairs storage cupboard.

## Utility Room/ Shower Room

Having wall mounted boiler, plumbing for washing machine, shower, pedestal wash hand basin, low level W.C and obscured double glazed window to the side elevation.

## First Floor Landing

Having exposed beams, stairs off to the second floor and a storage cupboard.

## Sitting Room

13' 1" x 7' 7" ( 3.99m x 2.31m )

Having UPVC double glazed window to the rear, a radiator and being open plan to the landing.

## Bedroom One

14' 1" Max x 11' 5" ( 4.29m Max x 3.48m )

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

## Bedroom Two

17' Max x 11' 3" Max ( 5.18m Max x 3.43m Max )

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

## Bedroom Three

12' 1" Max x 13' 5" ( 3.68m Max x 4.09m )

Having UPVC double glazed window to the front, a radiator and exposed beams.

## Bathroom

11' 9" Max x 11' 2" Max ( 3.58m Max x 3.40m Max )

Having bath, low level W.C, vanity wash hand basin, shower cubicle with mains fed shower, heated towel rail, tiled splashbacks and tiled flooring.

## Second Floor

### Bedroom Four

17' 6" x 8' 2" Plus recess ( 5.33m x 2.49m Plus recess )

Having restricted head height, UPVC double glazed window to the rear and storage cupboard.

### Dressing Room

12' 4" x 8' 7" ( 3.76m x 2.62m )

Having restricted head height, UPVC double glazed window to the rear.

### Garage

Irregular Shaped Room 22' 3" Max x 15' 5" ( 6.78m Max x 4.70m )

Having up and over door, power and lighting, UPVC door to the rear to the garden and being an L shaped garage.

## Outside

To the rear the garden is tiered with a resin paved seating area, steps up leading to paved seating area and lawned area, outside tap, enclosed and well established with an arrangement of flowers, bushes and shrubs.















**Ground Floor**



**First Floor**



**Second Floor**

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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

Tenure: Freehold

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