



Weavers Croft  
Ripley





## Property Description

Burchell Edwards are delighted to present to the market this wonderful, two bedroom, link-detached bungalow located on Weavers Croft, Ripley. The property is situated on an attractive cul de sac, close to the town centre. There are excellent public transport links close by, as well as being a convenient distance from major road networks including the A38, A610 and M1. Ripley is a market town boasting an array of shops, pubs and restaurants as well as a good schools and a hospital.

The property briefly comprises of a welcoming entrance hallway featuring storage cupboards, two bedrooms, kitchen and spacious lounge diner. Outside, there is ample parking to the front leading to the garage. To the rear there is an attractive, low maintenance, enclosed garden.

Viewings are highly recommended! Call Burchell Edwards today for more information!

## Entrance Hallway

Accessed via entrance door into the hallway with carpet flooring, a radiator, ceiling light, loft hatch and doors off to:-

## Lounge

16' 2" Max to chimney x 14' 1" ( 4.93m Max to chimney x 4.29m )

Having carpet flooring, a radiator, ceiling light, feature gas fireplace, double glazed patio door and window to the rear elevation.

## Kitchen

9' x 6' 7" ( 2.74m x 2.01m )

Fitted with wall and base units with work surface over, gas oven and hob with cooker hood over, inset sink with splashback tiles, window and ceiling light.

## Bedroom One

9' 9" Min x 9' 5" Plus bay ( 2.97m Min x 2.87m Plus bay )

Having carpet flooring, a radiator, ceiling light, built-in wardrobe and bay window to the front elevation.

## Bedroom Two

9' 9" x 6' 5" ( 2.97m x 1.96m )

Having carpet flooring, a radiator, ceiling light and window to the front elevation.

## Shower Room

Having a double shower cubicle, low level W.C, wash hand basin, extractor fan, window, splashback tiles and tiled flooring.

## Garage

6' 4" x 9' 6" ( 1.93m x 2.90m )

Having light and power.

## Outside

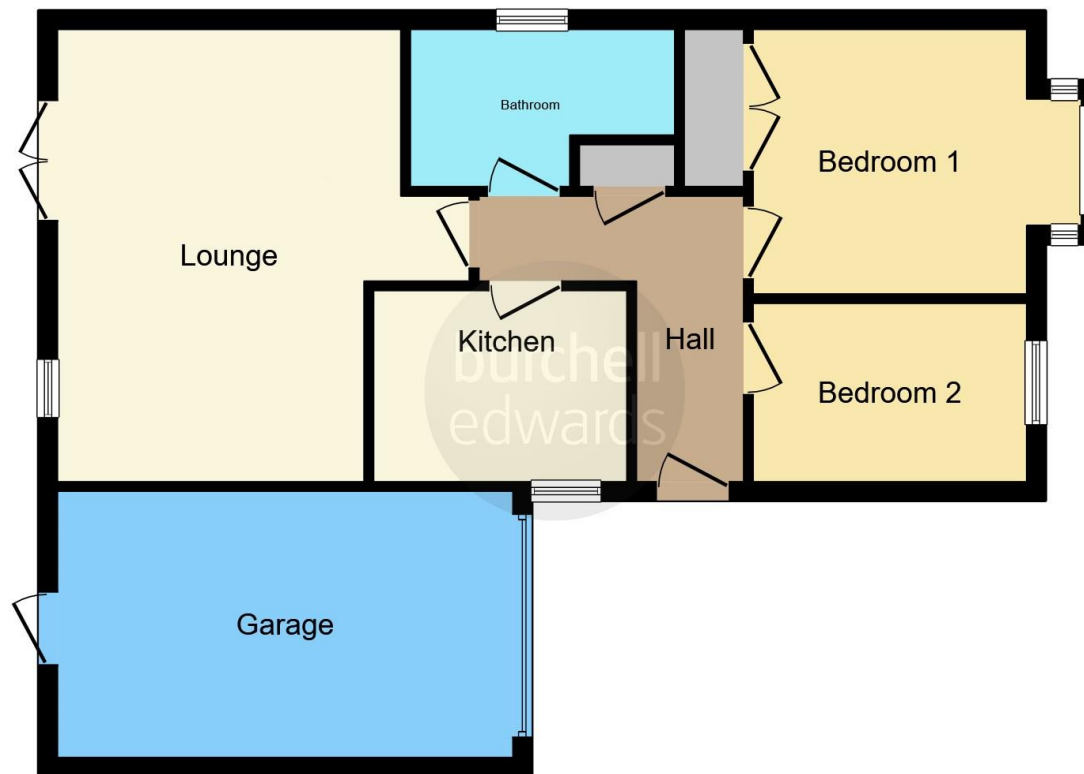
To the front of the property is a driveway providing off road parking and leading to the garage.

To the rear is a landscaped garden which is paved with stone area and borders for plants and shrubs.









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

**T 01773 748807**  
**E [ripley@burchelledwards.co.uk](mailto:ripley@burchelledwards.co.uk)**

4 Grosvenor Road  
RIPLEY DE5 3JF

**EPC Rating: Awaited**

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RIP206531 - 0001