



Derby Road  
Denby Ripley







### Property Description

Burchell Edwards are delighted to present to the market this spacious, two bedroom semi detached home located on Derby Road, Denby. Available with no onward chain, this could be the one you have been waiting for! There is excellent potential to modernise to suit your tastes and is set on a generously sized plot. This is in a particularly desirable location, down the road from the famous Denby Pottery. There are plenty of local amenities conveniently nearby, including shops, pubs and restaurants, and schools. There are public transport links to the larger towns nearby, and major road networks including the A38 and M1 are a short commute away.

To the ground floor you will find an entrance hallway, the lounge, the dining room, and the kitchen. There are two bedrooms and bathroom on the first floor. Outside, there is an ample driveway for multiple vehicles to the front. The side gate encloses the tiered rear garden, consisting of a patio area, two lawned areas and a shed at the back, with a paving-slatted path running up the side and numerous well-stocked borders for plants and shrubs.

Viewings are highly advised to appreciate this charming home! To take advantage of this wonderful opportunity, please call Burchell Edwards today!

### Entrance Hallway

Accessed via entrance door leading into the hallway with carpet flooring, ceiling light and door to the lounge.

### Lounge

13' 2" Max into chimney breast x 11' 11" ( 4.01m Max into chimney breast x 3.63m )

Having a gas fireplace, carpet flooring, a radiator, coving, ceiling light, wall lights and UPVC window to the front elevation.

### Dining Room

16' 7" Max to chimney breast x 9' 10" ( 5.05m Max to chimney breast x 3.00m )

Having carpet flooring, a radiator, door to understairs storage cupboard, ceiling light, coving, gas fireplace and UPVC windows to the rear and side elevation.

## Kitchen

10' 11" Plus door recess x 8' 8" ( 3.33m Plus door recess x 2.64m )

Having wall and base units with work surfaces over, two eye-level oven, inset sink with mixer tap over, a radiator and splashback tiles.

## First Floor Landing

having carpet flooring and UPVC window.

## Bedroom One

.13' 2" Max into chimney breast x 11' 11" Plus wardrobe ( 4.01m Max into chimney breast x 3.63m Plus wardrobe )

Having carpet flooring, a radiator, ceiling light, coving, fitted wardrobe and window.

## Bedroom Two

9' 9" Max to chimney breast x 9' 1" ( 2.97m Max to chimney breast x 2.77m )

Having carpet flooring, a radiator, ceiling light, fitted wardrobes and UPVC window to the rear elevation.

## Bathroom

having a bath with electric shower over, low level W.C, wash hand basin, a radiator, splashback tiles, ceiling light and UPVC window to the rear.

## Outside

To the front of the property is driveway providing off road parking.

The tiered rear garden consists of a patio area, two lawned areas and a shed at the back, with a paving-slabbed path running up the side and numerous well-stocked 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)

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**EPC Rating: Awaited**

Tenure: Freehold

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