



Middleton Avenue  
Codnor RIPLEY





### Property Description

Burchell Edwards are excited to present to the market, this delightful three bedroom detached house, in a sought after location on Middleton Avenue. With some modernisation required, this wonderful family home benefits from an ample driveway to the front with a garage/workshop as well. To the rear there is a patio seating area, leading to planting beds which are well stocked with mature shrubbery, trees, and perennial plants. A laid lawn with a pathway leading to a pond, edged with conifers providing an archway to a further seating area. The garden is enclosed by fence boundaries. Internally, the property has an entrance hallway, a living room, a dining room, and a kitchen. Upstairs is the family bathroom with two double bedrooms and a single bedroom. Viewings are strongly advised to fully appreciate the accommodation on offer.

### Entrance Hall

Having a front elevation wooden door, tiled flooring, and an under stairs storage cupboard housing central heating boiler.

### Lounge

11' 8" x 11' 3" Plus Bay Window ( 3.56m x 3.43m Plus Bay Window )

Having a front elevation double glazed bay window, a stone fire place, carpeted flooring, and an archway granting access to:

### Dining Room

11' 8" x 11' 7" ( 3.56m x 3.53m )

Having rear elevation double glazed sliding doors, and is carpeted.

### Kitchen

15' 2" x 6' 3" ( 4.62m x 1.91m )

Having a rear elevation wooden door, the kitchen briefly comprises of: Wall and base units, work surfaces, a sink/drain, plumbing for a washing machine, a cooker point, splash back tiling, and vinyl flooring.

## First Floor Landing

With stairs rising up from the hallway and granting access to all three bedrooms and the family bathroom.

## Bedroom One

.11' 8" x 11' 5" ( 3.56m x 3.48m )

Having a rear elevation double glazed window and is carpeted.

## Bedroom Two

11' 7" Plus Bay Window x 9' 10" Plus Wardrobe ( 3.53m Plus Bay Window x 3.00m Plus Wardrobe )

Having a front elevation double glazed bay window, fitted wardrobes and dressing table, and is carpeted.

## Bedroom Three

7' 1" x 6' 5" ( 2.16m x 1.96m )

Having a front elevation double glazed window, and is carpeted

## Bathroom

Having a rear elevation double glazed window, a corner bath with a shower over, a W.C, a wash hand basin, splash back tiling, and vinyl flooring.

## Outside

Externally the property is set back from the road with a dropped kerb granting access to a driveway and garage. There is a pebbled area to the front with mature shrubbery. To the rear there is a patio seating area, leading to planting beds which are well stocked with mature shrubbery, trees, and perennial plants. A laid lawn with a pathway leading to a pond, edged with conifers providing an archway to a further seating area. The garden is enclosed by fence boundaries.

## Garage/Workshop

Having an up and over door to the front, benefiting from power and lighting, with a side door going to the rear garden as well as a rear window.









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To view this property please contact Burchell Edwards on

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**EPC Rating: Awaited**

Tenure: Freehold

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