



Holborn View  
Codnor Ripley



## Property Description

\*\*\* Four Bedroom Property With En-suite \*\*\*

Spacious and well presented four bedroom semi-detached property situated in a popular location benefiting from a generous living room and off street parking. In brief property comprises entrance hall, living room, breakfast kitchen, hall and the master bedroom with en-suite. To the first floor there are three bedrooms and a family bathroom. Outside there is a driveway to the front providing off street parking and a low maintenance garden to the rear. The rear garden benefits from a raised decking area, patio, garden shed and external power points.

### Entrance Hall

Entrance through a uPVC double glazed door to the front elevation, central heating radiator, stairs to the first floor and door to living room.

### Living Room

13' 4" x 12' 3" ( 4.06m x 3.73m )

Wood effect flooring, coving to the ceiling, central heating radiator, uPVC double glazed window to the front elevation and feature archway leading to kitchen.

### Breakfast Kitchen

16' 4" max x 11' 1" ( 4.98m max x 3.38m )

Fitted with a range of wall and base, work surface with inset sink and drainer with mixer tap, breakfast bar and tiled splash backs. Oven with grill, plumbing for washing machine

and dishwasher, space for fridge freezer, access to storage cupboard, central heating radiator, tiled flooring, uPVC double glazed window to the rear elevation, uPVC double glazed french door to the rear elevation leading to garden and opening to second entrance hall.

### Hall

With tiled flooring, storage cupboard and access to the master bedroom.

### Bedroom One

16' 8" max x 9' 5" max ( 5.08m max x 2.87m max )

With carpet flooring, central heating radiator, spotlights to ceiling, uPVC double glazed french door to the side elevation leading to garden and door to en-suite

### En-Suite

Having non slip flooring, a wall mounted shower, low level WC, wash basin, chrome heated towel rail and a uPVC double glazed obscure window to the side elevation.

### First Floor

### Landing

Carpet flooring, loft access and doors to the three bedrooms and family bathroom.

### Bedroom Two

12' 8" x 9' 8" ( 3.86m x 2.95m )

Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom Three

11' 8" max x 8' 3" ( 3.56m max x 2.51m )

With carpet flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

### Bedroom Four

9' 6" x 6' 2" ( 2.90m x 1.88m )

Wood effect flooring, central heating radiator and a uPVC double glazed window to the front elevation

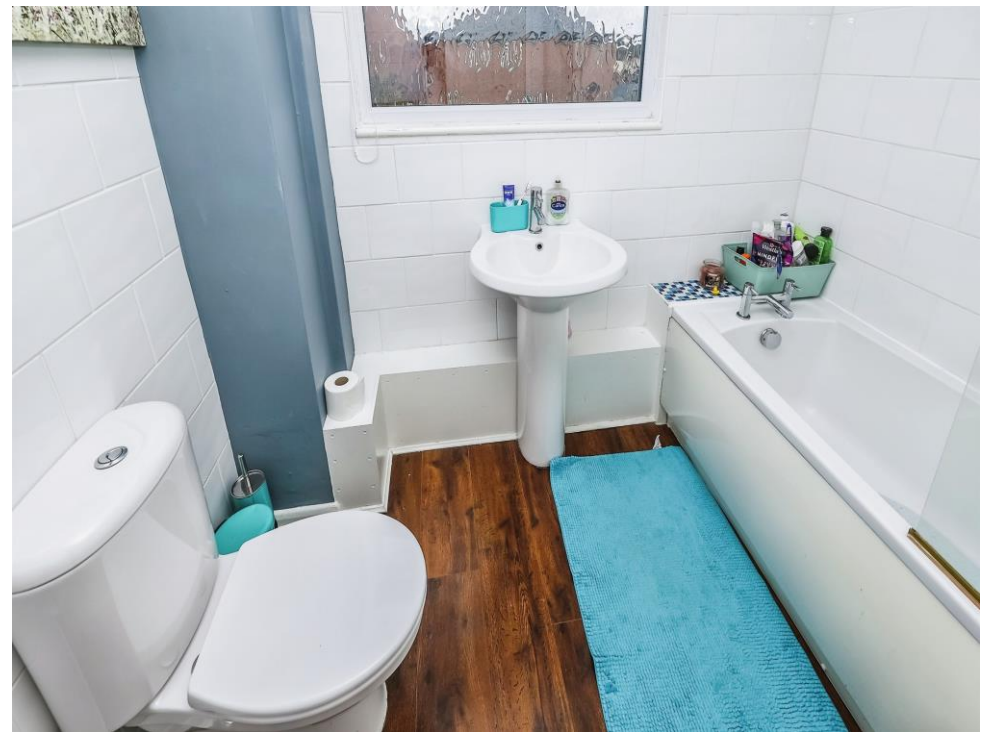
### Family Bathroom

Three piece bathroom suite comprising panelled bath with shower over, glass shower screen, low level WC, wash basin, vinyl flooring and a uPVC double glazed obscure window to the rear elevation.

### Outside

Outside there is a driveway to the front providing off street parking and a low maintenance garden to the rear. The rear garden benefits from a raised decking area, patio, garden shed and external power points.









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**EPC Rating: C**

Tenure: Freehold

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