

Home 2 Sell

Quality Service For Less



54 Ripley Road

Heage, Belper, DE56 2HU

Offers Around £450,000

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IN NEED OF MODERNISATION.

Home2sell are delighted to offer this rare opportunity to acquire this sympathetically extended property which represents an excellent opportunity for the discerning purchaser looking to purchase an easy to manage and very well presented family home. Benefiting from a generous plot enjoying a fine aspect and views backing directly on to open fields. This spacious family home has PVCu double glazing and gas central heating. The accommodation comprising in brief of; Entrance Hall with stairs off to the first floor landing, Lounge having feature fireplace and open plan Dining Room, Fitted Kitchen, Guest Cloakroom WC and Conservatory. To the first floor landing, four very well proportioned bedrooms, shower room having a three piece suite and a Family Bathroom having a three piece suite. Outside the property is set well back from road behind a Derbyshire stone wall with lawn and a tarmac driveway providing off road parking for several vehicles and granting access to the integral garage. A special feature of the sale is the delightful rear garden which must be viewed to be fully appreciated enjoying a fine aspect and views with a patio terrace immediately to the rear with steps to a manicured lawn having a most interesting and varied selection of plants shrubs and ornamental trees. There is a summer house, green house and further paved patio sun terrace to the top over the garden which backs directly on to the beautiful Derbyshire countryside beyond. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a PVCu door having glazed insert with twin matching side panels, central heating radiator, ceiling light, under stairs storage and staircase off to the first floor landing.

Kitchen

11'8" x 10'11" reducing 7'11" (3.58m x 3.34m reducing 2.43m)

Having a traditional fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a stainless steel sink drainer unit with chrome mixer tap. With an integrated electric fan assisted oven and electric hob, complementary splash back tiling, space for a fridge freezer, pantry, ceiling lighting, exposed feature beams, PVCu double glazed window to the rear garden aspect and a quality tile effect flooring.

Conservatory

8'7" x 4'8" extending 9'1" (2.63m x 1.44m extending 2.78m)

Being of PVCu sealed unit construction with brick base and a polycarbonate roof system. Tiled flooring.

Guest Cloakroom WC

Having a close couple WC and space and plumbing for an automatic washing machine.

Integral Garage

16'6" x 10'0" (5.05m x 3.06m)

Having an up and over door, PVCu double glazed window to the side elevation, power and light. Wall mounted gas boiler which services the domestic hot water and central heating system.

Dining Room

11'11" x 11'3" (3.64m x 3.45m)

Being open plan to the lounge with a PVCu double glazed window to the side elevation, PVCu sliding patio doors to the rear garden aspect, central heating radiator, coving to the ceiling and wall lighting.

Lounge

21'10" x 9'0" extending 12'11" (6.67m x 2.76m extending 3.96m)

Having a PVCu double glazed window to the front elevation, two central heating radiator, coving to the ceiling, wall lighting and television point. The focal point of the room is a gas coal effect living flame fire set on a hearth with matching feature surround and wooden mantle.

To the first floor landing

Having ceiling lighting, airing cupboard housing the domestic hot water tank and access to the loft void and a PVCu double glazed window to the side elevation.

Bedroom One

12'7" x 13'0" (3.84m x 3.97m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Two

11'1" x 8'11" (3.40m x 2.72m)

Having a PVCu double glaze window to the rear elevation enjoying the fine aspect and view, central heating radiator, fitted wardrobe, drawers and ceiling light.

Bedroom Three

13'0" x 10'3" (3.97m x 3.14m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light.

Bedroom Four

7'10" x 5'9" (2.41m x 1.77m)

Having a PVCu double glazed window to the front elevation, laminate flooring and ceiling light.

Family Bathroom

Having a traditional three piece suite comprising of a close couple WC, pedestal hand wash basin and a cast iron bath with panelled side. Central heating radiator, complimentary wall tiling and ceiling light.

Outside

Outside the property is set well back from road behind a Derbyshire stone wall with a lawn area and tarmac driveway providing off road parking for several vehicles and granting access to the integral garage. Having gated side access to the delightful rear garden which must be viewed to be fully appreciated enjoying a fine aspect and views with a patio terrace immediately to the rear with steps to a manicured lawn having a most interesting and varied

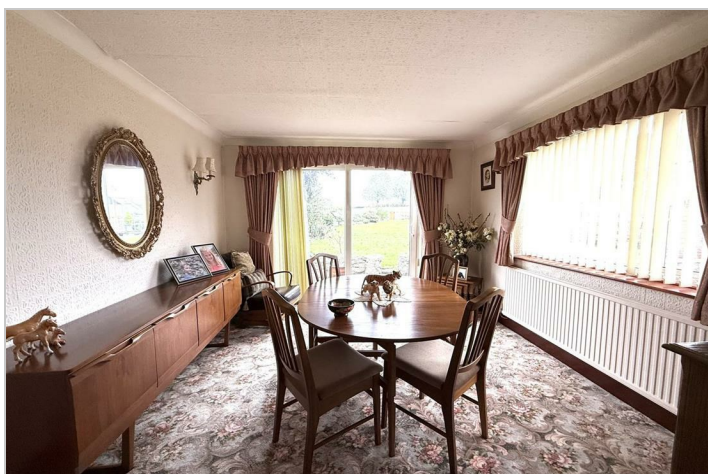
selection of plants shrubs and ornamental trees. There is a summer house, green house and further paved patio sun terrace to the top over the garden which backs directly on to the beautiful Derbyshire countryside beyond.

Area

The historic and picturesque village of Heage is strategically placed between the market towns of Belper and Ripley and is famous for Heage Windmill of which is one of only six working six sailed windmills with a stone tower in England. The village itself has a useful range of amenities including a local primary school, recreational park, public houses/restaurants and delightful countryside walks and is situated approximately 9 to 10 miles away from the City of Derby.

Directional Note

Leave Belper along Chesterfield Road, which becomes Laund Hill and eventually Far Laund. Proceed into the village of Heage and onto Ripley Road, where No.54 can be found on the left hand side of the road.



Road Map



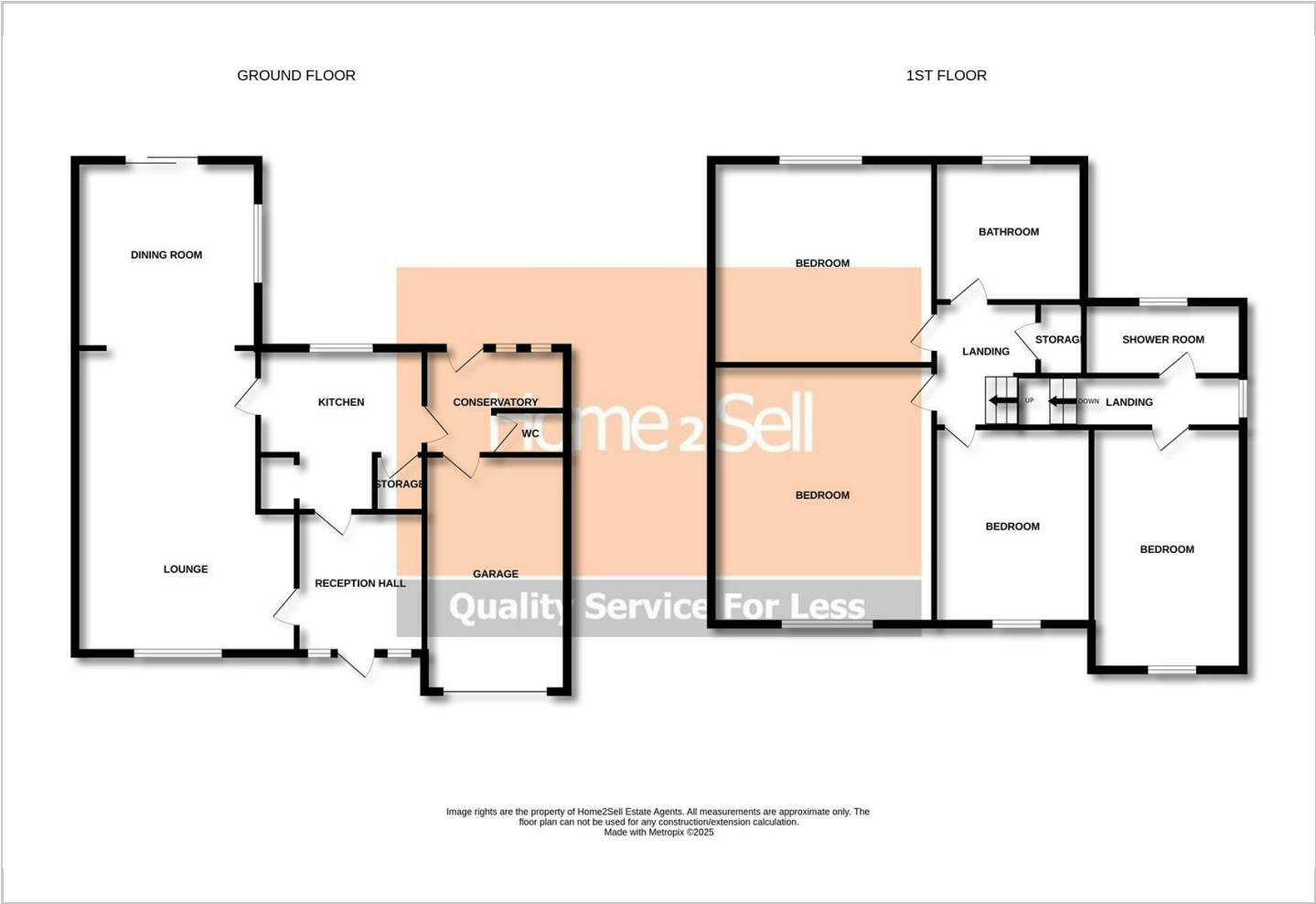
Hybrid Map



Terrain Map



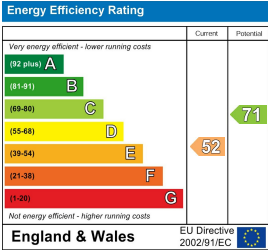
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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