



Derby Road, Denby, Ripley, DE5 8RA

Asking Price Of £269,950

- EXTENDED THREE BEDROOM SEMI DETACHED WITH LOFT ROOM, LONG ENCLOSED REAR GARDEN, OPEN PLAN KITCHEN/DINER AND AMPLE OFF ROAD PARKING - SMARTMOVE HOMES are pleased to bring to the market this beautifully presented property in Denby within walking distance to local amenities and internally comprises of an entrance hallway, living room with log burner, open plan kitchen/diner, utility and shower room to the ground floor. To the first floor landing there three bedrooms, a family bathroom and access to the loft room - the loft room has sky lights, power, lighting and storage. Outside there is an enclosed and private garden with workshop and pergola, to the front there is off road parking for three/four vehicles on a block paved driveway. To book a viewing please contact SMARTMOVE HOMES as soon as possible.



## Property Description

### GROUND FLOOR

#### ENTRANCE HALL

Door to front elevation, central heating radiator and stairs accessing first floor landing.

#### LIVING ROOM

Bay window to front elevation, central heating radiator and wood burning stove with brick surround.

#### OPEN PLAN KITCHEN/DINER

Modern fitted kitchen with matching wall and base units, work surface with 1 1/2 sink and drainer, space for a tall fridge freezer, integrated electric oven, dishwasher and induction hob. Window, skylight and French doors to rear elevation, vinyl floor and central heating radiator.

#### UTILITY ROOM

Window to side elevation, continued vinyl floor, space and plumbing for a washing machine and access to the boiler.

#### SHOWER ROOM

Downstairs shower room comprising of a corner shower cubical with thermostatic shower over, WC and corner wash basin. Continued Vinyl floor and central heating radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Window to side elevation and stairs accessing the second floor.





#### MASTER BEDROOM

Double bedroom with window to front elevation and central heating radiator.



#### BEDROOM TWO

Double bedroom with window to rear elevation and central heating radiator.

#### BEDROOM THREE

Window to front elevation and central heating radiator.

#### BATHROOM

Three piece bathroom suite comprising of a P-shaped bath with electric shower unit over, WC and pedestal wash basin. Obscure window to rear elevation, vinyl floor and heated towel rail.



#### SECOND FLOOR

#### LOFT ROOM

Loft room which is currently being used as a double bedroom with two skylights to the rear elevation, central heating radiator and open storage to the front and rear.



#### OUTSIDE

#### REAR GARDEN

Enclosed garden with small steps up to a patio seating area, artificial lawn, planted borders, outside water tap and lighting.

To the rear there is a workshop which has a window and door to the front elevation, power and lighting.

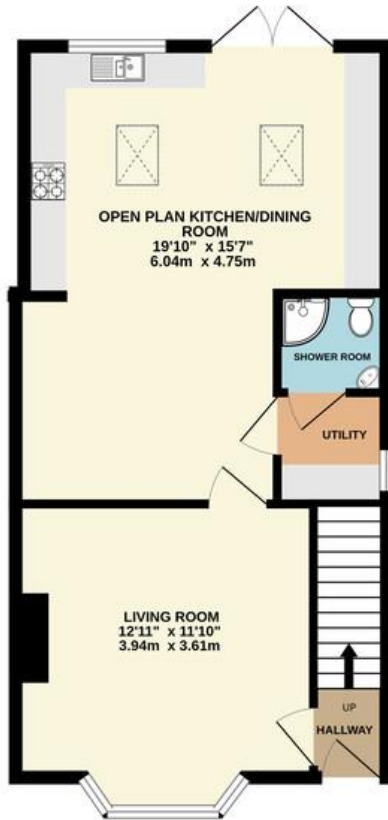


#### OFF ROAD PARKING

Block paved driveway allowing parking for up to four vehicles



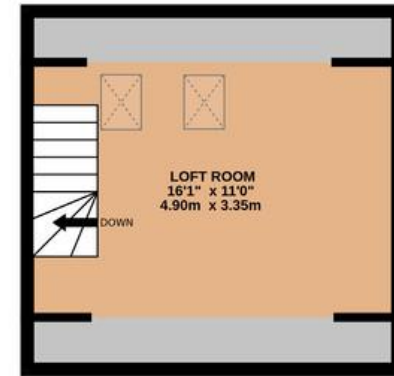
GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR  
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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