

for sale

£425,000 Freehold



## Pippin Hill Denby Village Ripley DE5 8PD

A Stunning Semi-Detached Family Home in a Charming Village Setting, Beautifully presented throughout, this exceptional home combines modern comforts with traditional styling to create a warm, welcoming, and impressive family space.

- Energy Rating: C
- A superb appointed semi-detached home in a enviable village location close to major road networks
- Entrance Hall/Playroom, ground floor shower room.
- Lounge with Bio-Ethanol stove

# Property Details

## Entrance Hall/Playroom

Approached by a stylish composite door, this light and spacious entrance hall offers versatility and is currently used as a playroom. Amtico wood grain effect herringbone flooring, a range of cupboards with open shelving, column radiator, inset spotlighting and double glazed window with fitted blind to the front elevation. Double doors open out to the Dining Kitchen.

## Ground Floor Shower Room

This stylish shower room has three piece white suite comprising of walk in double shower cubicle with shower over and extractor fan, low flush wc and wall mounted wash hand basin with chrome taps. Complementary tile splash backs, recess spotlighting and double glazed window with fitted blind. Amtico herringbone style flooring and wall mounted chrome towel rail.

## Laundry Room

Fitted with a range of wall and base units with complementary wood grain effect work surfaces over incorporating a stainless steel sink unit with mixer tap. Wall cupboard housing the gas heating boiler, plumbing for the automatic washing machine, extractor fan and integrated freezer. Recess spotlighting, double glazed window to the rear. Tiled effect flooring, double glazed entrance door to the side.

## Dining Kitchen

This beautiful stylish kitchen is comprehensively fitted with a range of base units with quartz work surface over incorporating a Belfast style sink with brass mixer tap. The appliances include a freestanding electric range cooker with double oven and grill and induction hob (negotiable on sale). Integrated fridge freezer, dishwasher and wine cooler. Wall mounted extractor fan set within a stylish plinth with tile splashbacks. Wood grain effect herringbone flooring, recess spotlighting and double glazed window with fitted blind overlooking the rear. Column radiator and upvc double glazed french style doors provide access to the garden and provide natural lighting into the room. Walk in pantry/larder providing additional storage space.

## Lounge

The focal point of this rooms is a feature fireplace with commentary tile hearth incorporating a bio-ethanol stove. Part paneling to the walls, feature column radiator and built in alcove shelving with cupboard space. Upvc double glazed bay window overlooking the front elevation fitted blind and additional upvc double glazed window to the side having shutters.

## Landing

Having open shelving, recess spotlighting and access to the available roof space which is part boarded with lighting. Integrated positive input ventilation system (for filtered air circulation).

## Bedroom One

This dual aspect bedroom has upvc double glazed windows to the front and rear elevation, two traditional column style radiators and fitted electric blinds.

## Bedroom Two

Upvc double glazed window to the front elevation with fitted shutters and further upvc double glazed window with fitted blind to the side and radiator.

## Bedroom Three

Upvc double glazed window with fitted electric blind overlooking the rear elevation and radiator.

## Bedroom Four

Commentary paneling to one wall, radiator and upvc double glazed window with fitted shutters overlooking the front elevation.

## Family Bathroom

Three piece suite comprising of free standing bath with claw feet, glazed shower screen and mains fed shower over. Low flush wc, vanity unit with inset ceramic sink with chrome taps. Heated towel rail, recess spotlighting and wall mounted mirror with lighting above. Upvc double glazed window with fitted blind. Part paneling to one wall and wood grain effect herringbone flooring.





To view this property please contact Hall & Benson on

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Property Ref: BPR102386 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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