



00 Queen Street, Ripley, DE5 9TJ

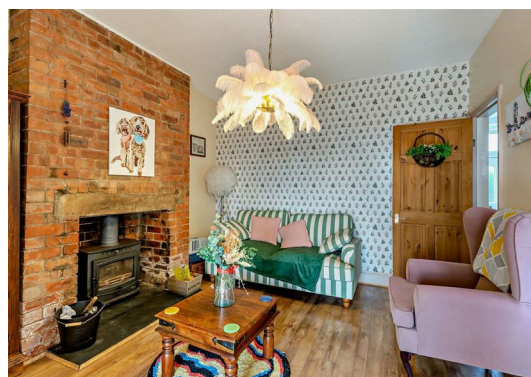
Offers in excess of £245,000

Enjoying a pleasant position overlooking open fields, this beautifully presented three-bedroom detached family home offers well-proportioned accommodation arranged over two floors, making it an ideal choice for families and those seeking a comfortable home with a semi-rural outlook.

The ground floor provides a welcoming entrance hallway with stairs rising to the first floor, together with a convenient downstairs WC. The well-equipped kitchen has space for everyday family cooking and leads through to a useful utility room. A generous sitting/dining room provides an excellent central living and entertaining space, complemented by a separate lounge offering a more relaxed setting.

To the first floor are three bedrooms, including a particularly spacious principal bedroom, along with two further bedrooms and a family bathroom. The landing provides access to all the first-floor accommodation.

A notable feature of the property is its attractive outlook over open fields, providing a lovely sense of space and countryside beyond. With approximately 1,077 sq ft (100 sq m) of accommodation, the house combines practical family living space with a peaceful setting.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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