

Fletcher & Company

78 Street Lane, Denby, Ripley, Derbyshire, DE5 8NF

Offers Around £240,000

Freehold



- A Charming Cottage In Desirable Location
- Sympathetically Extended To The Rear
- Sitting Room With Inglenook Fireplace And Log Burner
- Dining Kitchen Opening To The Rear Garden
- Double Bedroom One With Original Fireplace
- Double Bedroom Two With Far Reaching Countryside Views
- Bathroom With Three Piece Suite
- Parking For Two Cars And Enclosed Rear garden
- Easy Access To Open Countryside
- Good Access to The A38, M1, Belper, Ripley, Derby And Nottingham





Summary

Located on Street Lane in Denby, this superbly appointed and extended end terraced cottage offers a delightful blend of character and modern living.

As you enter the cottage you are greeted by a welcoming sitting room, complete with an inglenook fireplace with log burning stove and beams to the ceiling.

The heart of the home is undoubtedly the extended dining kitchen, which opens seamlessly to the garden, creating an ideal space for entertaining family and friends. The kitchen is well appointed designed to be both functional and inviting.

To the first floor is a landing leading to two generously sized double bedrooms, bedroom two with French windows and open views over local countryside. There is a bathroom with a three piece suite.

Outside, the property benefits from off road parking for two vehicles and a gate to the side leads to a delightful, enclosed rear garden and patio.

This characterful cottage is perfect for those seeking a blend of traditional charm and modern amenities in a peaceful setting yet conveniently positioned within easy reach of the A38, M1, Derby, Ripley and Belper.

Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this delightful home your own.

F&C

The Location

A sought after, semi rural area with easy access to Ripley, Belper, Derby and Nottingham. The A38 and M1 are within easy reach.

Locally, open countryside is on the doorstep and there is a local primary school within walking distance. Excellent local road network.

Accommodation

Ground Floor

Sitting Room

11'4" x 11'1" (3.47 x 3.40)

Having a feature inglenook fireplace with stone lintel, feature tiled hearth and exposed brick backdrop housing a cast iron multi-fuel stove. Having hand built cupboards with exposed timber shelving to the fireplace recesses, beams to the ceiling, a central heating radiator and a quality UPVC double glazed door to the front. There is a UPVC double glazed window to the front. Having a wood grain effect floor which continues through to the dining kitchen.

Dining Kitchen

17'8" x 11'7" (5.41 x 3.54)

Appointed with a range of base cupboards and drawers with a wooden work surface over incorporating a Belfast sink with mixer tap. Appliances include a dual fuel range cooker with multiple electric ovens, six ring gas hob, a wall mounted extractor hood with light and feature tiling to the splashback, a dishwasher and space for a fridge/freezer. A cupboard houses the boiler (serving domestic hot water and central heating system). Having exposed beams to the ceiling, a feature column style radiator. Having a wood grain effect floor which runs throughout, double glazed UPVC French doors which provide access to and views of the rear garden and two UPVC double glazed windows to either side of the door. An understairs cupboard provides excellent storage space, there is an additional central heating radiator and stairs lead off to the first floor.



First Floor

Galleried Landing

7'8" x 5'11" (2.34 x 1.82)

Bedroom One

11'8" x 10'11" (3.56 x 3.33)

Having a feature fireplace with cast iron surround, timber feature and tiled hearth. There is a traditional column style radiator and a UPVC double glazed window to the front.



Bedroom Two

11'6" x 9'3" (3.51 x 2.84)

Having a range of built-in wardrobes which provide excellent hanging and storage space. There is a column style radiator, wood grain effect floor and UPVC double glazed French doors with adjoining side windows provide views of the garden and open countryside beyond.



Bathroom

7'7" x 5'3" (2.32 x 1.61)

Having a three piece suite comprising a panelled bath with mains fed shower over and glass shower screen, a freestanding vanity unit with circular contemporary sink, freestanding stainless steel tap, wooden vanity unit with useful drawer and a low flush WC. Having a traditional style column radiator/towel rail, metro style tiling to all splashback areas and a range of timber shelving. There is a feature tiled floor.



Outside

The property is nicely set back from the road and has a block paved driveway providing off-road parking. There are wrought iron railings to the front of the property, a path provides access to the front door and a gate provides access to the rear, enclosed garden.

Rear Garden

The rear garden provides an open aspect and briefly comprises of a gravelled patio with lawned garden beyond and raised beds with timber surround. The garden is well-stocked with a variety of shrubs and flowering plants and there is open countryside to the rear.



View



Council Tax Band A



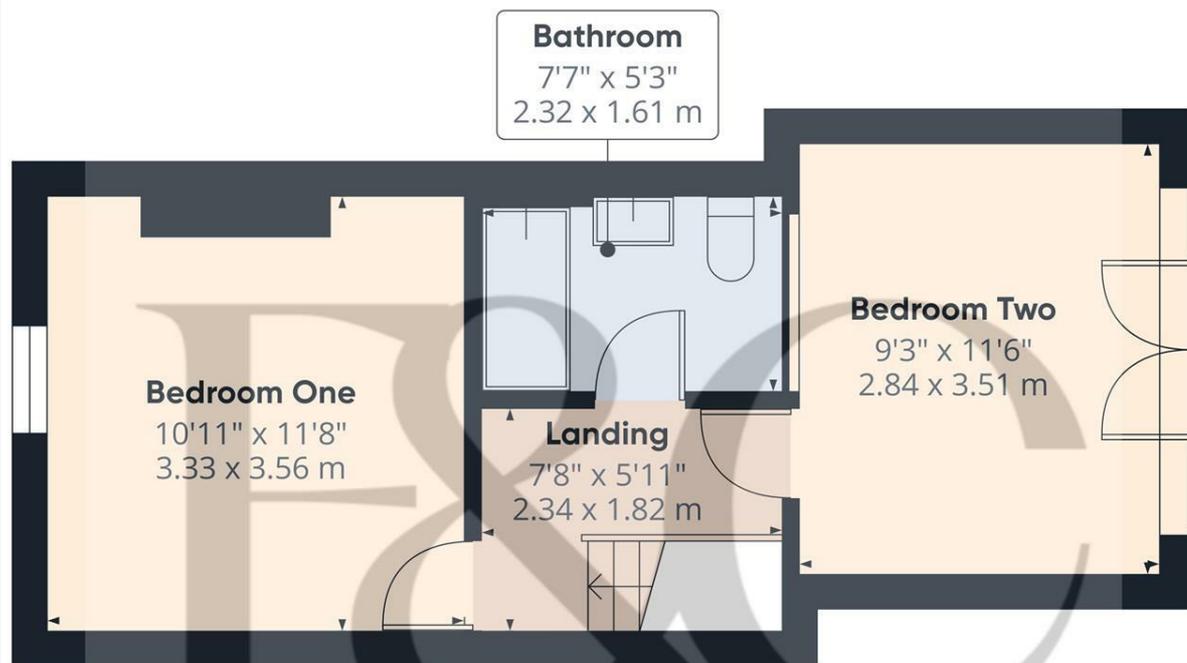
Floor 0

Approximate total area⁽¹⁾
 330 ft²
 30.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾
 310 ft²
 28.8 m²

Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DE5 8NF

Council Tax Band: A
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	