



## Kedleston Close, Ripley, DE5 3ST

Asking Price Of £199,950

- NO UPWARDS CHAIN - EXTENDED DETACHED THREE BEDROOM FAMILY HOME WITH OFF ROAD PARKING, MULTIPLE RECEPTION ROOMS, THREE GOOD SIZED BEDROOMS AND ENCLOSED REAR GARDEN. SMARTMOVE HOMES are delighted to bring to the market this excellent property situated on a popular cul-de-sac in Ripley briefly comprising of an entrance hallway, living room, kitchen/diner, sitting room and office to the ground floor. To the first floor landing there are three good sized bedrooms and a family bathroom. Outside there is an enclosed and private rear garden and off road parking for multiple vehicles. To book a viewing please contact SMARTMOVE HOMES as soon as possible.



## Property Description

### ENTRANCE HALLWAY

Door and window to the front elevation, window to the side elevation, Laminate floor, central heating radiator and stairs leading up to the first floor landing.

### LIVING ROOM

Spacious reception room with a box bay window to the front elevation, two central heating radiators and recess under the stairs.

### KITCHEN/DINER

Fitted kitchen with matching wall and base units, work surface with composite sink and drainer, built in electric hob and oven with extractor fan over, integrated fridge freezer and space and plumbing for a dishwasher and washing machine. Window to the side elevation, Laminate floor and central heating radiator.

### SITTING ROOM

French doors to the rear elevation, continued Laminate floor, central heating radiator and give access to the office.

### OFFICE

Windows to the rear and side elevations.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Window to the side elevation, loft access and built in airing cupboard.





#### MASTER BEDROOM

Large double bedroom with window to the front elevation, fitted wardrobes and central heating radiator.

#### BEDROOM TWO

Double bedroom with window to the rear elevation, built in wardrobes and central heating radiator.

#### BEDROOM THREE

A good sized bedroom with window to the front elevation, built in storage cupboard over the stairs and central heating radiator.



#### BATHROOM

Three piece bathroom suite comprising of a fitted bath, WC and wash basin over vanity unit.

#### OUTSIDE

#### GARDEN

Private and enclosed rear garden which is mainly laid lawn with mature trees, shrubs, bushes and outside water tap.

#### OFF ROAD PARKING

Off road parking for multiple vehicles on a tarmacked driveway.

#### OTHER INFORMATION

Tenure - Freehold

EPC - E

Council Tax Band - C



GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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