



Lyncroft Avenue | Ripley | Derbyshire | DE5 3BB

SMARTMOVE HOMES are delighted to bring to the market this stunning home within the heart of Ripley situated on a desirable road this home stands out, the property briefly comprises of an entrance hall with Minton floor, three generous reception rooms plus study, open plan breakfast kitchen/diner with vaulted feature ceiling and bi-folding doors, utility, WC and integral garage to the ground floor. To the first floor landing there are three bedrooms and a bathroom in the fore section, to the rear independent section of the house you will find a spiral staircase leading to a master suite with dressing room and ensuite. Outside there is a breath-taking garden, double driveway and much more.

Asking Price Of £499,950

- NEW TO THE MARKET
- EXTENDED STATEMENT HOME
- GENEROUS LIVING SPACE
- FOUR/FIVE BEDROOMS
- OPEN PLAN BREAKFAST KITCHEN
- MASTER SUITE WITH ENSUITE AND DRESSING ROOM



Property Description

- NEW TO THE MARKET - EXECUTIVE EXTENDED FAMILY HOME THAT SETS A HIGH STANDARD THROUGHOUT - FOUR/FIVE BEDROOMS, AMPLE LIVING SPACE, SUPERIOR MASTER SUITE WITH DRESSING ROOM AND ENSUITE - SMARTMOVE HOMES are delighted to bring to the market this stunning home within the heart of Ripley situated on a desirable road this home stands out, the property briefly comprises of an entrance hall with Minton floor, three generous reception rooms plus study, open plan breakfast kitchen/diner with vaulted feature ceiling and bi-folding doors, utility, WC and integral garage to the ground floor. To the first floor landing there are three bedrooms and a bathroom in the fore section, to the rear independent section of the house you will find a spiral staircase leading to a master suite with dressing room and ensuite. Outside there is a breath-taking garden, double driveway and much more.

ENTRANCE HALL

Entrance hallway with door and stained glass window to the front elevation, Minton tiled floor, central heating radiator and stairs leading up to the first floor landing with under stairs storage cupboard.

STUDY

Study with windows to the front and side elevations and central heating radiator.

SITTING/DINING ROOM

Spacious reception room with a bay window and a further window to the front elevation and central heating radiator.

LIVING ROOM

A light filled reception room which leads into the kitchen with multi-fuel stove and central heating radiator.

OPEN PLAN BREAKFAST KITCHEN/DINER

Modern fitted kitchen with matching wall and base units, Quartz work surface with inset sink and drainer, built in range cooker with extractor fan over, integrated dishwasher and space for an American style fridge freezer. Two Velux windows to the ceiling, bi-folding doors to the rear elevation accessing the rear garden via composite decking and underfloor heating.

UTILITY ROOM

Utility room with wall and base units, work surface with inset sink and drainer, space and plumbing for a washing machine and tumble dryer, combi boiler system and window to the rear elevation,

SITTING/FAMILY ROOM

Separate reception room with two windows and bi-folding doors to the side elevations onto composite decking, spotlights to the ceiling, central heating radiator and separate spiral staircase leading up to the master bedroom.

WC

Downstairs WC with wall mounted wash basin and fitted WC. Obscure window to side elevation, tiled floor and heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING

Window to the side elevation and built-in storage.

MASTER BEDROOM

Large superior double bedroom with French doors which open onto a Juliet balcony, window to the side elevation, Velux window and spotlights to ceiling, central heating radiator and access to the dressing room/bedroom.

DRESSING ROOM

Window to the front elevation, central heating radiator, spotlights to the ceiling, loft access and access to the ensuite.

ENSUITE

Modern fitted three piece shower suite comprising of a single shower cubicle, fitted WC and pedestal wash basin. Velux window to the ceiling, chrome heated towel rail and spotlights to the ceiling.

BEDROOM TWO

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

BEDROOM THREE

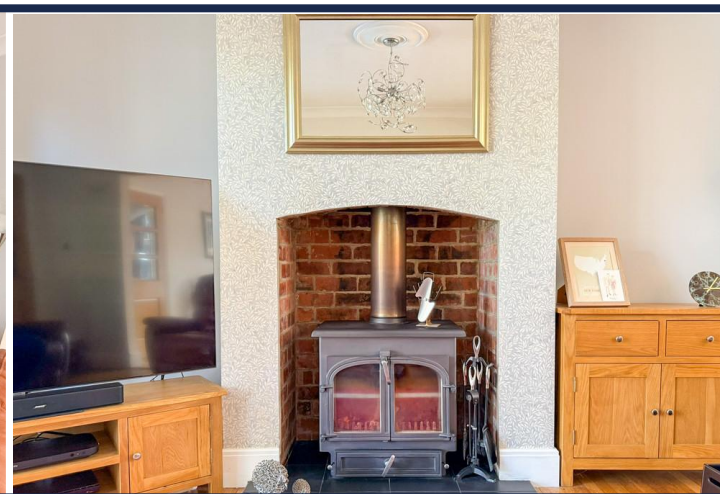
Double bedroom with bay window to the front elevation, window to the side elevation and central heating radiators.

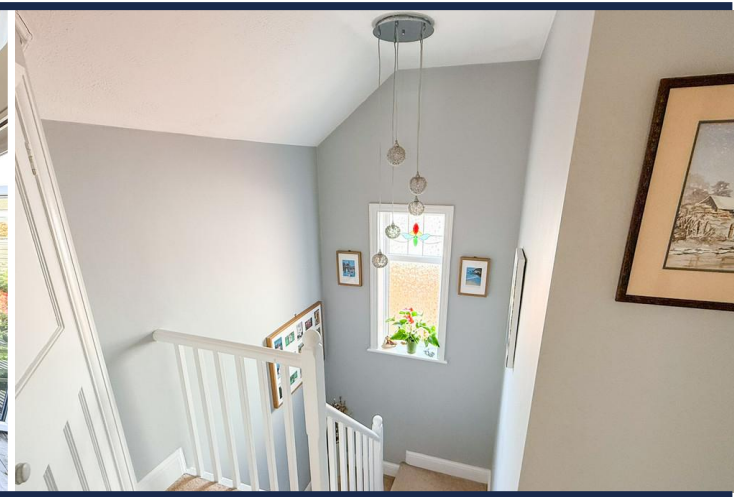
BEDROOM FOUR

Window to the rear elevation and central heating radiator.

BATHROOM

Modern three piece bathroom suite comprising of a fitted bath with mains fed shower over, fitted WC and pedestal wash basin. Obscure window to the side elevation, two chrome heated towel rails, tiled splash backs and spotlights to the ceiling.





OUTSIDE

GARDEN

Large Enclosed rear garden which is mainly laid lawn with a raised decked seating area, patio seating area, mature shrubs and trees, raised flower beds and external power sockets.

OFF ROAD PARKING

Two driveways providing off road parking and access to the integral garage which has an electric roller shutter door, power and lighting.

OTHER INFORMATION

Tenure - Freehold

EPC - TBC

Council Tax Band - D



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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TOTAL FLOOR AREA : 2363 sq.ft. (219.5 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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