



Bottles Farm Close
Denby Ripley

burchell
edwards

Bottles Farm Close Denby Ripley DE5 8RP

for sale offers in the region of
£190,000



Property Description

Situated within a modern cul-de-sac development in the highly sought-after village of Denby, this attractive two double-bedroom home, built in 2020, is offered for sale with no upward chain and represents an ideal purchase for first-time buyers, professionals or those looking to downsize.

Occupying an elevated position at the top of the development, the property enjoys a pleasant setting with beautiful surrounding countryside close by. The well-presented accommodation comprises an entrance into a spacious lounge, leading through to an inner hallway with guest WC and a stylish kitchen/diner overlooking the rear garden.

To the first floor are two generous double bedrooms and a contemporary family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from an enclosed rear garden, providing an excellent space for outdoor entertaining and relaxation. To the side of the property is a tandem driveway providing off-road parking for two vehicles.

The village of Denby is well regarded for its semi-rural setting, excellent access to nearby countryside walks and convenient transport links to surrounding towns and cities, making this a fantastic opportunity to acquire a modern home in a desirable location.

Lounge

13' 8" maximum x 13' 3" (4.17m maximum x 4.04m)

The property is accessed via the front entrance door leading into the lounge with laminate flooring, ceiling light, a radiator, stair rising to the first floor and a window to the front elevation.

Inner Hallway

Having laminate flooring, door to a storage cupboard with lighting and door to the cloakroom.

Cloakroom

Having low level W.C, wash hand basin, splashback tiles, a radiator, extractor fan and ceiling light.

Kitchen

13' 7" x 9' 10" (4.14m x 3.00m)

Fitted with wall and base units with work surfaces over, wall mounted boiler, a radiator, inset sink, ceiling light, spot lights, window to the rear elevation and a door to the rear elevation.



First Floor Landing

Having carpet flooring, a ceiling light and loft hatch.

Bedroom One

.9' 2" x 13' 8" (2.79m x 4.17m)

Having carpet flooring, a radiator, ceiling light and two UPVC double glazed windows to the rear elevation.

Bedroom Two

10' x 13' 8" maximum to alcove (3.05m x 4.17m maximum to alcove)

Having carpet flooring, a radiator, ceiling light two UPVC double glazed windows to the front elevation and over stairs storage cupboard.

Bathroom

Having a bath with shower over, low level W.C, wash hand basin, splashback tiles, a radiator, extractor fan and a window.

Outside

To the front is a patch of lawn with border for plants and shrubs, and a block paved path to the front door.

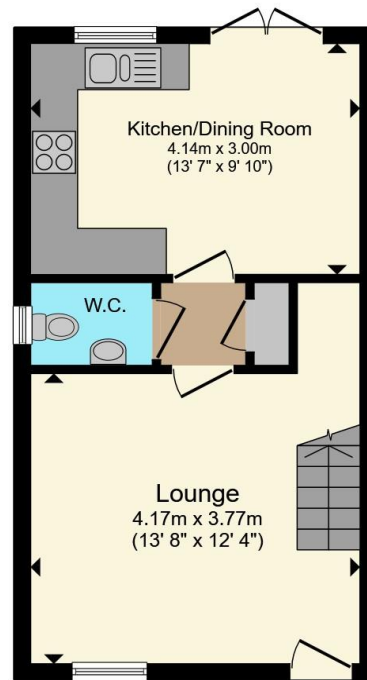
To the rear the garden is mainly laid to lawn with borders for plants and shrubs and a shed, with a gate to the path leading to the off road parking.

There is a tandem driveway for two vehicles to the side.

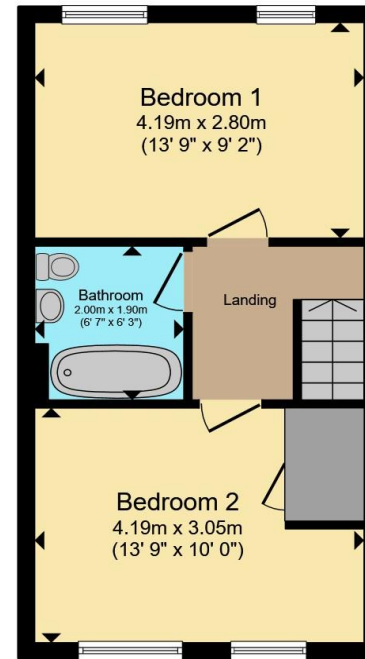








Ground Floor



First Floor

Total floor area 67.5 m² (726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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4 Grosvenor Road
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EPC Rating: A Council Tax
 Band: B

Tenure: Freehold

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