Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



# 80 Ripley Road, Heage, Belper, DE56 2HU

## £390,000

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Offered with vacant possession/ no chain. A well proportioned and beautifully maintained traditional family home, occupying a generous plot with off road parking and well stocked mature gardens. Situated in the sought after village of Heage. Viewing is highly recommended.







# 80 Ripley Road, Heage, Belper, DE56 2HU

## £390,000





The generously proportioned traditional family home has been lovingly maintained by the current vendors and offers enormous potential to extend the character three bedroom property. Comprising a central hallway, sitting room with an open fire, dining room, fitted kitchen and passage with gardeners WC and useful store. To the first floor there are three good sized bedrooms and a family bathroom.

Benefitting from gas central heating fired by a Vaillant combi boiler and UPVC double glazed windows and doors.

To the front of the property there is a mature fore garden with a driveway providing ample off road parking. There is access to the generous rear garden which is laid to lawn with a paved seating area, productive vegetable garden, fruit trees and enjoying an open aspect to the rear.

Situated in the sought after village of Heage, renowned for its historic windmill. Having popular pubs, primary school and many countryside walks. Heage has easy access to Derby and Nottingham via the A38, M1, whilst the A6 provides the gateway to the stunning Peak District and Derbyshire Dales.

### ACCOMMODATION
A half glazed composite entrance door allows access.

### ENTRANCE HALL
Stairs climb to the first floor and original panelled doors open into :

### SITTING ROOM
15'9 x 9'11 (4.80m x 3.02m )
Having a UPVC double glazed bay window to the front, there is an open stone built fire place with slate hearth, coving, TV aerial point and a wall mounted gas heater.

### DINING ROOM
14'3 x 12' (4.34m x 3.66m )
Having a stone built fire surround with TV plinth and quarry tiled hearth housing a gas fire with recessed shelving and wooden mantel shelf, radiator, UPVC double glazed window to the front and a glazed door opens into :

### KITCHEN
12' x 8'7 (3.66m x 2.62m )
Fitted with a range of beech effect base cupboards, drawers and eye level units with rolled top work surface over, incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include a 'Stoves' electric double oven and grill, gas hob and extractor hood, space for a fridge, freezer and plumbing for a washing machine. There is vinyl flooring, radiator, under plinth lighting, UPVC double glazed window overlooks the garden and a glazed entrance door opens into the side passage with a stable style entrance door providing access to the side.

### GARDENERS WC
There is a low flush WC, window and light.

### STORE
A useful understairs store with storage facility.

### TO THE FIRST FLOOR
A wide staircase climbs to the first floor.

## LANDING
There is a UPVC double glazed window to the side elevation and access to the roof void.

## BEDROOM ONE
14'3 x 11' + wardrobe recess (4.34m x 3.35m + wardrobe recess)
A generous room with a range of in-built wardrobes providing hanging, shelving and housing the Vaillant combi boiler (serving the domestic hot water and central heating system). There is a built-in cloaks cupboard, radiator and a UPVC double glazed window to the front elevation.

## BEDROOM TWO
13'10 x 9'11 + wardrobe recess (4.22m x 3.02m + wardrobe recess)
Having a UPVC double glazed window to the front elevation, radiator, a built-in cloaks cupboard and an in-built double wardrobe providing hanging and shelving.

## BEDROOM THREE
7'11 x 7' (2.41m x 2.13m )
Having a UPVC double glazed window to the rear elevation and a radiator.

## BATHROOM
Appointed with a panelled bath with mixer shower taps, pedestal wash hand basin and a low flush WC, complementary half tiling, vinyl flooring and a UPVC double glazed window to the side elevation.

## OUTSIDE
To the front of the property is a well stocked fore garden with a driveway providing off road parking. A path extends to the rear garden.

## GARDEN
The generous rear garden is mainly laid to lawn with a sunny paved patio and well stocked flower beds to the borders. There is a wooden garden shed, timber summer house, outside tap and a productive vegetable garden with a green house.









## Road Map



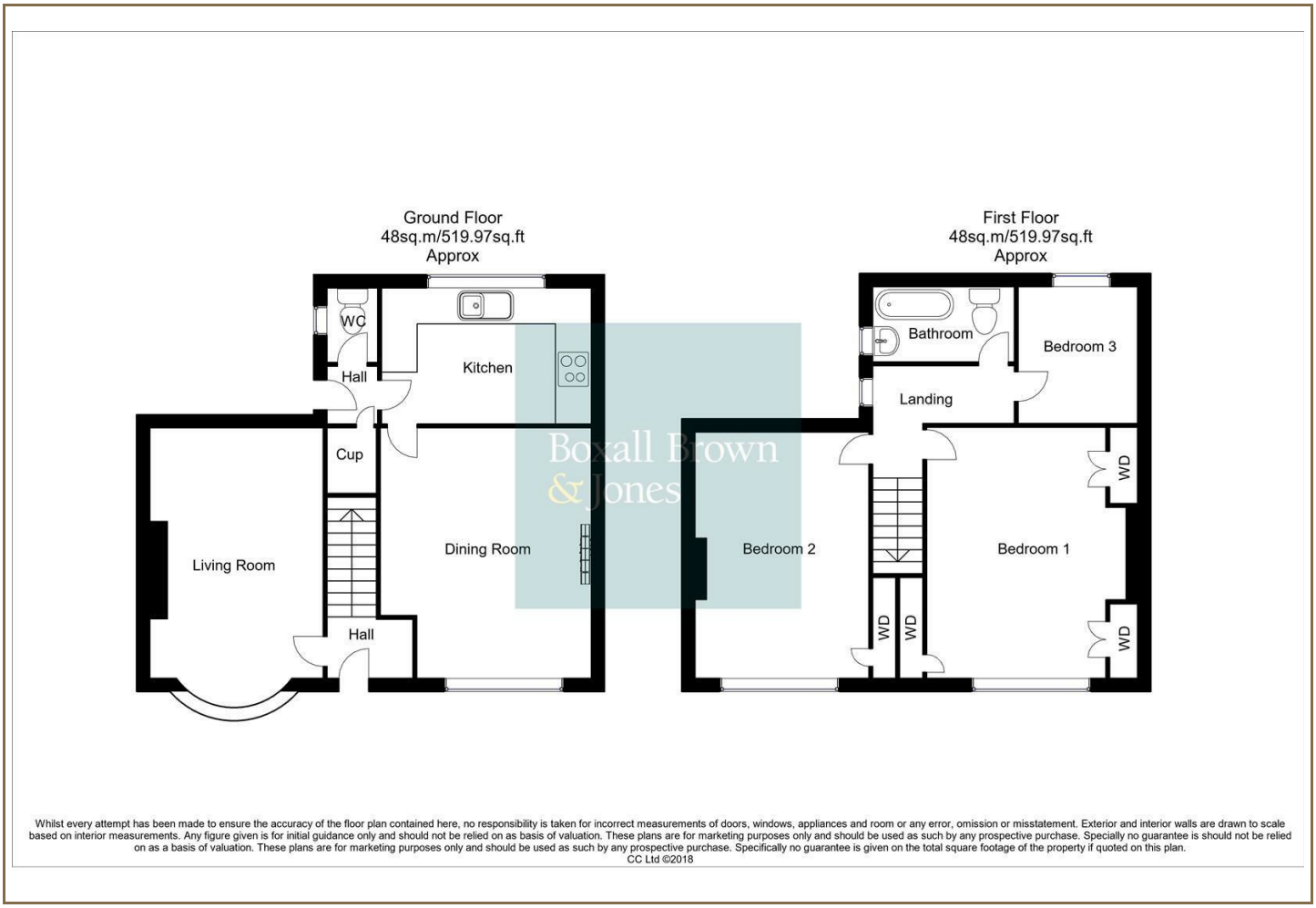

## Hybrid Map




## Terrain Map




## Floor Plan

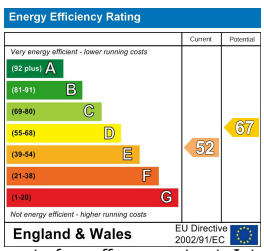


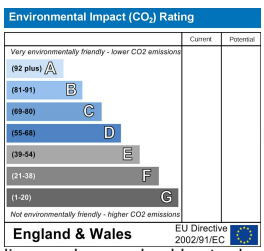

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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