



Denby Bank, Marehay, Ripley, DE5 8LD

Asking Price Of £224,950

- NO UPWARDS CHAIN - SOUGHT AFTER DEVELOPMENT - THREE BEDROOM SEMI DETACHED WITH ENSUITE TO MASTER, SPACIOUS LIVING ROOM, OPEN PLAN KITCHEN/DINER, OFF ROAD PARKING AND DETACHED GARAGE - SMARTMOVE HOMES are pleased to bring to the market this excellent property on a sought after development briefly comprising of an entrance hallway, large downstairs WC, living room and open plan kitchen/diner to the ground floor. To the first floor landing there are three good sized bedrooms, ensuite to master and a modern family bathroom. Outside there is an enclosed low maintenance rear garden, off road parking and a single detached garage. To book a viewing please contact SMARTMOVE HOMES as soon as possible.



Property Description

GROUND FLOOR

ENTRANCE HALLWAY

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

WC

Spacious room with a pedestal wash basin and WC. Obscure window to the front elevation, central heating radiator and Vinyl floor.

LIVING ROOM

Spacious reception room with windows to the front and side elevations, French doors to the rear elevation accessing the garden, two central heating radiator and access to the under stairs storage cupboard.

KITCHEN/DINER

Fitted kitchen with matching wall and base units, work surface with inset sink and drainer, built in gas hob and electric oven with extractor fan over, space and plumbing for a washing machine and space for a tall fridge freezer. Window to the front elevation, French doors to the rear elevation accessing the garden, Vinyl floor, central heating radiator and spotlights.

FIRST FLOOR LANDING

Window to the rear elevation, loft access, central heating radiator and access to the combi boiler system.

MASTER BEDROOM

Double bedroom with windows to the front and side elevation, fitted wardrobe, central heating radiator and access to the en suite.





ENSUITE

Three piece shower room comprising of a single shower cubical with mains fed shower over, WC and pedestal wash basin. Obscure window to the rear elevation, heated towel rail, tiled splash backs, extractor fan and Vinyl floor.

BEDROOM TWO

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



BEDROOM THREE

A good sized bedroom with window to the rear elevation and central heating radiator.

BATHROOM

A modern three piece bathroom suite comprising of a fitted bath with mains fed shower over, pedestal wash basin and WC. Obscure window to the front elevation, heated towel rail, extractor fan, Vinyl floor and luxury tiled splash backs.

OUTSIDE

GARDEN

Enclosed low maintenance rear garden which is mainly stoned with two small patio seating areas and a full fence surround.

OFF ROAD PARKING

Off road parking for multiple vehicles and a single detached garage.

OTHER INFORMATION

Tenure - Freehold

EPC - C

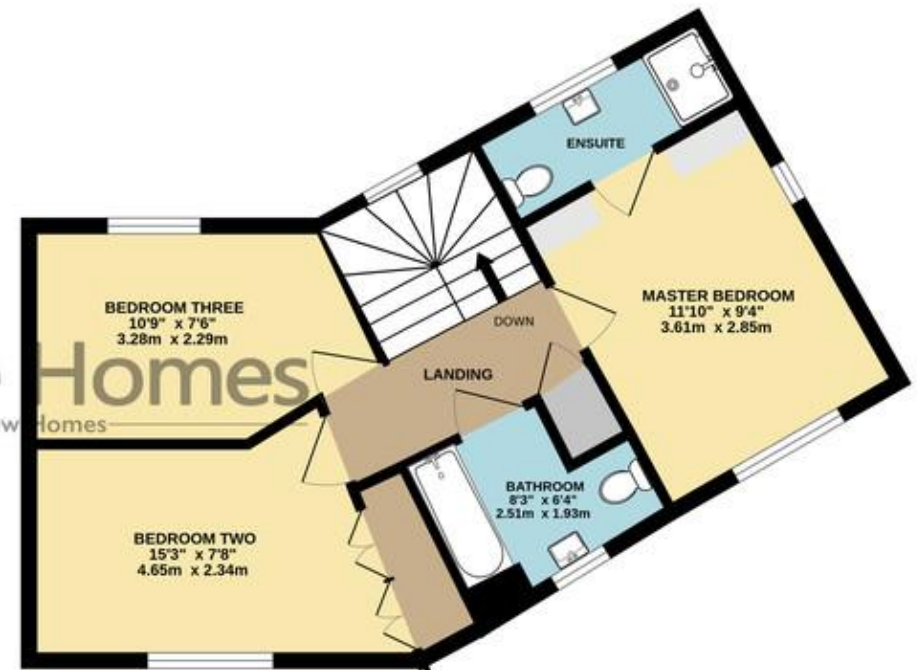
Council Tax Band - B



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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