

Derby Road
Marehay Ripley

burchell edwards

Derby Road
Marehay Ripley DE5 8HX

for sale offers in the region of
£170,000







Property Description

Situated in a highly desirable residential area, close to beautiful countryside walks and enjoying excellent public transport links, this spacious three-bedroom terraced property offers well-proportioned accommodation ideal for families, first-time buyers and commuters alike.

The ground floor comprises an inviting entrance hallway leading to two generous reception rooms, providing versatile living and entertaining space. The dining room benefits from a charming multi-fuel stove, creating a warm and welcoming focal point, while the adjoining galley-style kitchen offers a practical layout with ample storage and workspace.

To the first floor are two well-sized double bedrooms, a comfortable single bedroom and a spacious four-piece family bathroom, featuring both a bath and separate shower cubicle.

Externally, the property enjoys a generous rear garden, ideal for outdoor entertaining, gardening enthusiasts or family use. A substantial brick-built outbuilding provides excellent additional storage and offers potential for use as a workshop, hobby room or home project space.

The property is perfectly positioned for those who enjoy the outdoors, with a range of countryside walks nearby. Regular bus services operate from the road, providing convenient access to Derby and a variety of surrounding towns.

Viewing is highly recommended to appreciate the space, character and convenient location this excellent home has to offer.

Entrance Hallway

Having laminate flooring, door to cellar, UPVC door to the side elevation and stairs rising to the first floor.

Lounge

13' 2" maximum to bay x 11' 11" maximum to chimney breast (4.01m maximum to bay x 3.63m maximum to chimney breast)
Having laminate flooring, radiator, ceiling light and UPVC bay window to the front elevation.

Dining Room

12' 2" x 11' 11" maximum to chimney breast (3.71m x 3.63m maximum to chimney breast)
Having laminate flooring, radiator, ceiling light, multi-fuel stove and UPVC patio door to the rear elevation.

Kitchen

13' 11" x 7' 2" (4.24m x 2.18m)
Having a range of fitted wall and base units with matching countertops, an inset one-and-a-half sink with mixer tap and drainer, tiled splashbacks, wall-mounted boiler, tiled floor, spot lights and UPVC windows to the side and rear elevations.

First Floor

Landing

Having carpet, radiator, ceiling light and loft hatch.

Bedroom One

14' 1" maximum x 12' 8" (4.29m maximum x 3.86m)
Having carpet, radiator, ceiling light and UPVC window to the front elevation.

Bedroom Two

12' 4" x 10' 10" maximum to chimney breast (3.76m x 3.30m maximum to chimney breast)
Having carpet, radiator, ceiling light and UPVC window to the rear elevation.

Bedroom Three

6' 7" x 6' 2" (2.01m x 1.88m)
Having vinyl flooring, radiator, ceiling light and UPVC window to the side elevation.

Bathroom

Having a fitted bath, separate shower cubicle, WC, hand-wash basin with mixer tap, tiled splashbacks, heated towel rail, vinyl flooring, spot lights and frosted UPVC window to the rear elevation.

Outside

To the front is a section of stone chippings with block paved path leading to the entrance way, set behind a low brick wall.

The rear garden has a section of artificial lawn, patio and a decking area. There is a brick outbuilding comprising three rooms.







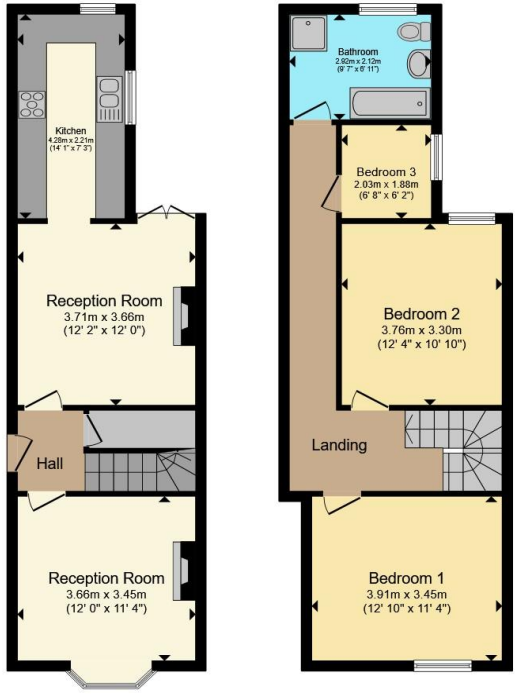












Ground Floor **First Floor**

Total floor area 95.1 m² (1,023 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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To view this property please contact Burchell Edwards on

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4 Grosvenor Road
RIPLEY DE5 3JF

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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The Property Ombudsman

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