



Warren Road | Codnor | Ripley | DE5 9TH

- SMARTMOVE HOMES are delighted to bring to the market this stunning property situated on a popular estate in Codnor briefly comprising of an entrance hallway, downstairs WC, spacious living room with bay window, light filled kitchen/diner and utility to the ground floor. To the first floor landing there are three good sized bedrooms, ensuite to master and modern bathroom suite, outside there is an enclosed and private garden and off road parking leading to a detached garage.

Asking Price Of £265,000

- MODERN DETACHED HOUSE
- THREE BEDROOMS
- DETACHED GARAGE/PARKING
- OPEN PLAN KITCHEN/DINER
- SPACIOUS LIVING ROOM
- ENSUITE TO MASTER



Property Description

- NEW TO THE MARKET - MODERN THREE DOUBLE BEDROOM DETACHED FAMILY HOME WITH DETACHED GARAGE, OPEN PLAN KITCHEN/DINER, ENSUITE TO MASTER AND A LOW MAINTENANCE PRIVATE GARDEN

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GROUND FLOOR

ENTRANCE HALLWAY

Composite door to the front elevation, Karndean floor, central heating radiator, stairs leading up to the first floor landing and access to the downstairs WC.

WC

Downstairs WC with pedestal wash basin and fitted WC. Tiled splash backs, continued Karndean floor, lighting and extractor fan.

LIVING ROOM

Spacious reception room with a bay window to the side elevation, window to the front elevation, two central heating radiators and LED electric feature fireplace with surround and hearth.

KITCHEN/DINER

Modern shaker style fitted kitchen with matching wall and base units, work surface with inset composite 1 1/2 sink and drainer, built in gas hob with extractor fan over, built in electric oven, space and plumbing for a dishwasher and space for a tall fridge freezer. French doors and window to the side elevation, window to the front elevation, continued Karndean floor and two central heating radiators

UTILITY ROOM

Composite door to the rear elevation, space and plumbing for a washing machine and tumble dryer, combi boiler system, Karndean floor, extractor fan and access to the under stairs storage cupboard.

FIRST FLOOR LANDING

Central heating radiator, loft access and airing cupboard.

MASTER BEDROOM

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

ENSUITE

Modern fitted three piece shower room comprising of a single shower cubicle with mains fed shower over, WC and pedestal wash basin. Obscure window to the rear elevation, LED spotlights, extractor fan, wet room LVT floor and heated towel rail.

BEDROOM TWO

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

BEDROOM THREE

Double bedroom with window to the side elevation, fitted wardrobes and central heating radiator.

BATHROOM

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, chrome heated towel rail, extractor fan, LED spotlights, wet room LVT floor and shaver points.

OUTSIDE

GARDEN

Enclosed and private low maintenance garden which has a patio seating area, artificial lawn, planted borders, outside water tap and outside lighting.

OFF ROAD PARKING/GARAGE

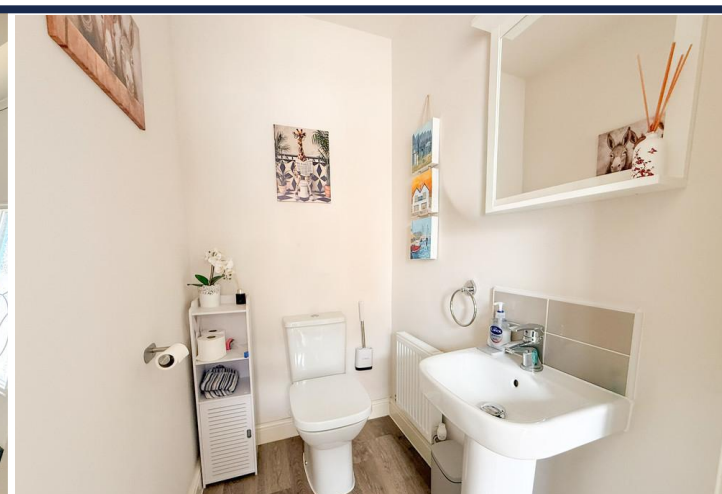
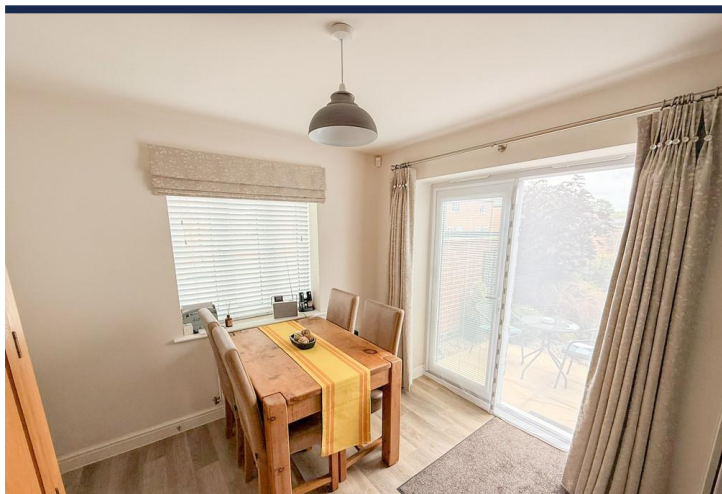
Off road parking for multiple vehicles on a tarmac driveway which gives access to a single detached garage which has a manual up and over door, lighting and electrics.

OTHER INFORMATION

Tenure - Freehold

EPC - B

Council Tax Band - C







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Derbyshire

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GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements