



3 Bed Bungalow - Detached

17 Stirland Street, Codnor, Ripley DE5 9QU
Offers Around £235,000 Freehold



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- Detached Dormer Bungalow Located Close to Amenities
- Requiring Modernisation
- Gas Central Heating & Double Glazing
- Lounge/Dining Room
- Kitchen
- Two/Three Bedrooms
- South Facing Garden
- Driveway - off Road Car Parking & Garage
- Roof Space offering Potential for Conversion
- No Chain Involved

This delightful detached two/three bedroom dormer detached bungalow offers a perfect blend of comfort and convenience.

The Location

Codnor is a small village nestled within the Amber Valley district near Ripley, Derbyshire. Local schooling includes Codnor Community Primary School, Ripley St John's Church of England Primary School and Nursery and Ripley Junior School.

Accommodation

Ground Floor

Porch

3'6" x 2'8" (1.09 x 0.83)

With double glazed entrance door and internal glazed door opening into hallway.

Hallway

11'3" x 2'9" (3.45 x 0.84)

With wood effect flooring, radiator, high ceiling and stairs leading to first floor.

Understairs Storage Cupboard

2'8" x 2'3" (0.82 x 0.70)

Lounge/Dining Room

22'4" x 13'2" (6.81 x 4.02)

With three radiators, high ceiling, double glazed window to side and two double glazed windows to rear.



Kitchen

11'10" x 9'11" (3.61 x 3.03)

With one and a half sink unit with mixer tap, wall and base cupboards with worktops, plumbing for automatic washing machine, integrated dishwasher, electric cooker, double glazed window and double glazed side access door.



Bedroom One

14'4" x 10'0" (4.38 x 3.05)

With radiator, high ceiling and double glazed window to front.



Bedroom Two

12'0" x 11'4" (3.66 x 3.46)

With radiator, high ceiling, coving to ceiling and double glazed window to front.



Bathroom/Shower Room

7'4" x 5'10" (2.25 x 1.80)

With separate shower cubicle with shower, wash basin with base cupboard underneath, low level WC, tiled walls, tiled effect flooring, heated towel rail/radiator and double glazed window.



First Floor Landing

8'4" x 6'5" (2.56 x 1.96)

With door into roof space/potential bedroom (subject to planning permission).

Bedroom Three

10'11" x 8'11" (3.34 x 2.72)

With radiator and double glazed window to front.



Roof Space

21'9" x 16'11" (6.65 x 5.18)

With central heating boiler and offers potential for a bedroom (subject to planning permission).

Front Garden

The property is set back from the pavement edge behind a low maintenance fore-garden.

Rear Garden

To the rear of the property is a garden enjoying a south facing aspect laid to lawn with patio, two greenhouses and timber shed.



Driveway

A tarmac driveway provides car parking spaces and leads to a garage.



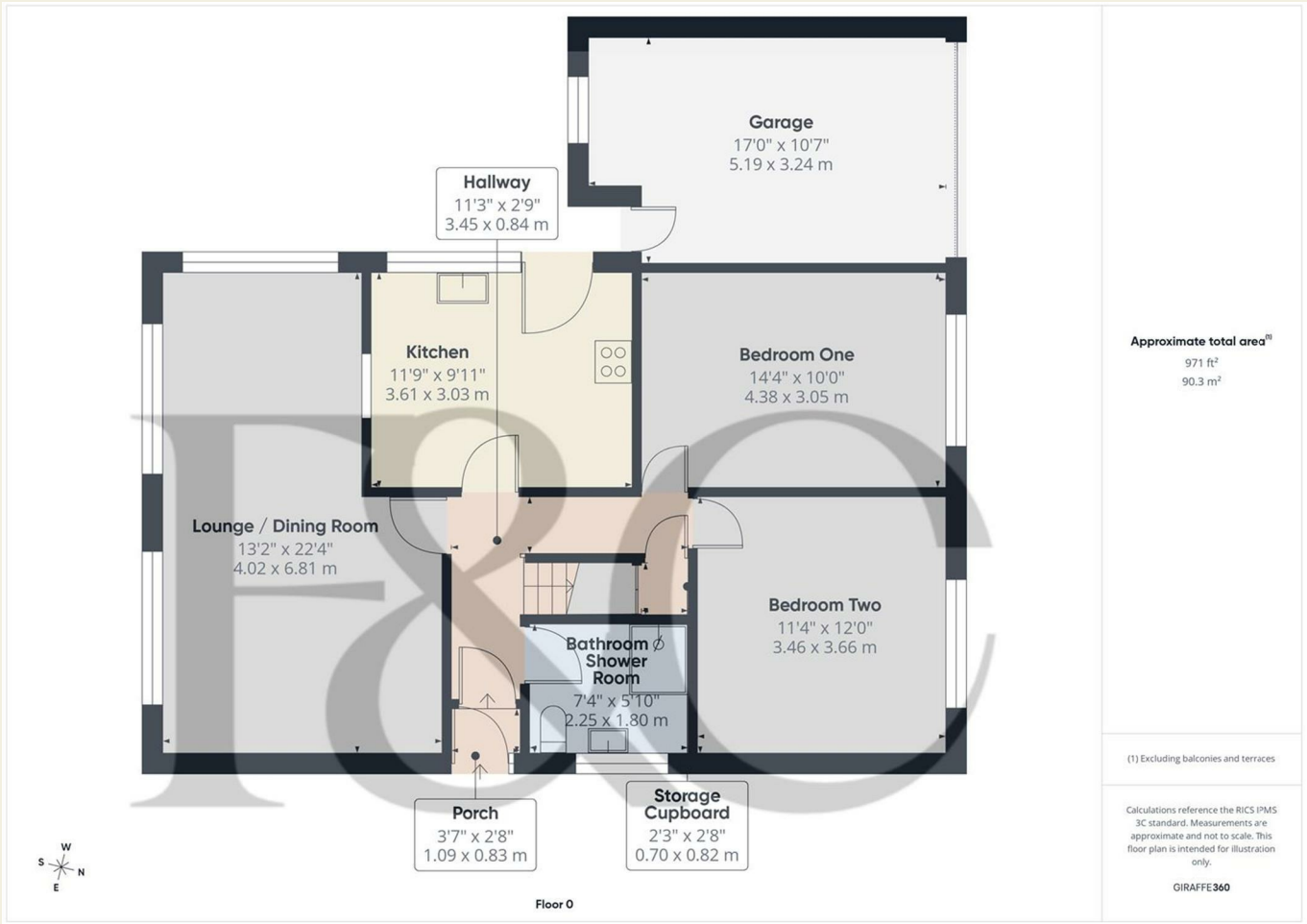
Garage

17'0" x 10'7" (5.19 x 3.24)

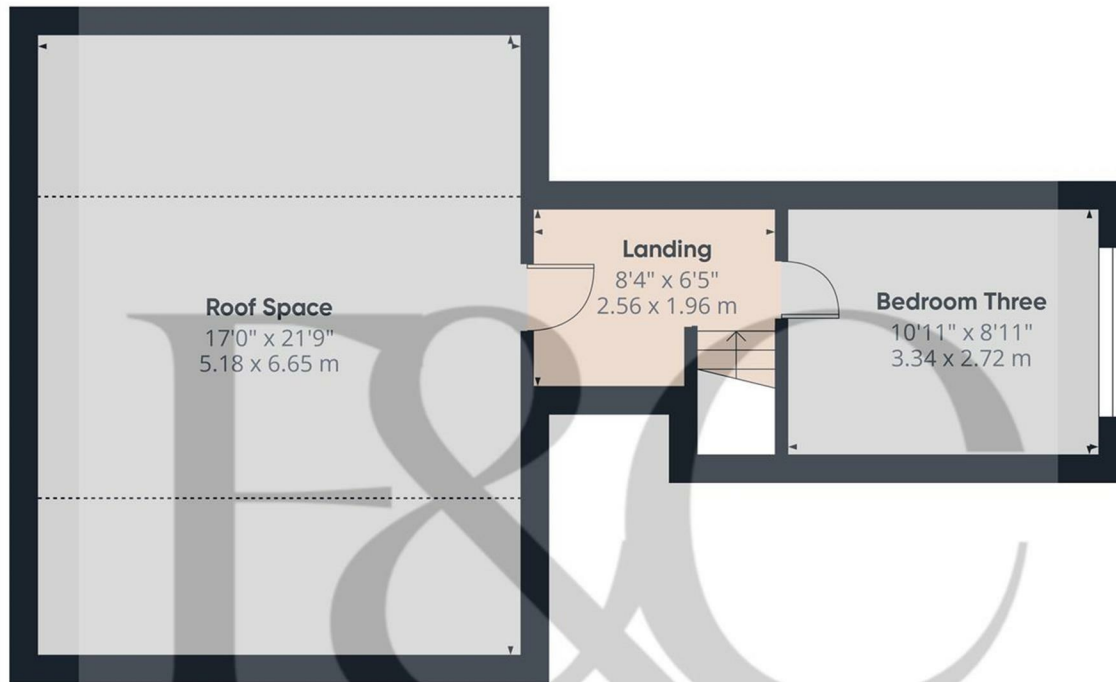
With power, lighting, rear window, rear personnel door and electric up and over front door.



Council Tax Band C



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Approximate total area⁽¹⁾

517 ft²
48 m²

Reduced headroom

184 ft²
17.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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