

MILL LANE, CODNOR, RIPLEY

PRICE £275,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO MILL LANE

BEAUTIFULLY RENOVATED DETACHED BUNGALOW - A truly superb and comprehensively renovated three-bedroom detached bungalow, occupying a generous corner plot on Mill Lane. This much-improved property has undergone an extensive programme of renovation and enhancement, having been finished to an exceptional standard with an impressive specification throughout. The quality of the accommodation and attention to detail can only be fully appreciated by an internal inspection.

The property offers beautifully presented, versatile accommodation, thoughtfully arranged to create a superb living environment. The well-proportioned layout comprises: an entrance hallway, a particularly spacious dual-aspect living room, a beautifully appointed dining kitchen, three bedrooms and a contemporary bathroom.

Externally, the property continues to impress, occupying a generous corner plot with a double-width driveway providing ample off-road parking and access to a single integral garage. The gardens have been attractively landscaped to the front and side, whilst the rear enjoys a private and fully enclosed garden, providing an ideal space for outdoor relaxation and entertaining.

THE DETAIL

A comprehensively renovated and beautifully presented three bedroom detached bungalow, occupying this prominent corner plot position on Mill Lane. This property has been professionally renovated to a high standard throughout, offering stylish contemporary accommodation.

Upon entering, the welcoming hallway features contemporary internal doors, carpeted flooring and loft access, leading to the principal living accommodation. The spacious, dual-aspect living room enjoys an abundance of natural light from a large front-facing window, with double-glazed sliding patio doors providing direct access to the rear garden. A glazed panelled door connects the living room to the impressive dining kitchen.

The contemporary dining kitchen is fitted with attractive sage-green units, brushed stainless-steel handles and wood-effect work surfaces, complemented by a range of integrated appliances, including an electric oven, induction hob, dishwasher, washing machine and tall fridge-freezer. Recessed LED lighting, a side-facing window and a further door to the garden complete this stylish and practical space.

There are three well-proportioned bedrooms, with the main bedroom enjoying front and side-facing windows, while the remaining bedrooms benefit from side-facing aspects. The modern bathroom is fitted with a white three-piece suite, including a panelled bath with electric shower over, contemporary tiling and attractive wood-effect flooring.

Externally, the property occupies a generous corner position with a double-width driveway featuring block-paved edging, alongside lawned front and side gardens. Timber-gated access leads to the enclosed rear garden, featuring a decked seating area, additional lawn, timber shed and panel fencing, providing an excellent space for outdoor relaxation and entertaining.





The Location

Codnor is a popular Derbyshire village offering a blend of countryside surroundings, local heritage, and excellent commuter links. Situated close to Ripley and Heanor, the area provides a range of everyday amenities including shops, schools, pubs, and leisure facilities, while also benefiting from nearby access to beautiful open countryside and walking routes around Codnor Castle and Butterley Reservoir.

The location is ideal for commuters with convenient road connections to the A38, M1 motorway, Derby, Nottingham, and Mansfield. Rail services are available from nearby Alfreton station, offering direct links to Nottingham, Derby, Sheffield, and beyond.

Please Note

Some photographs have been digitally enhanced or virtually staged for illustrative purposes only. Furniture and furnishings has been added and may not reflect the property's actual presentation and will not be included in the sale of the property.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO








AEG









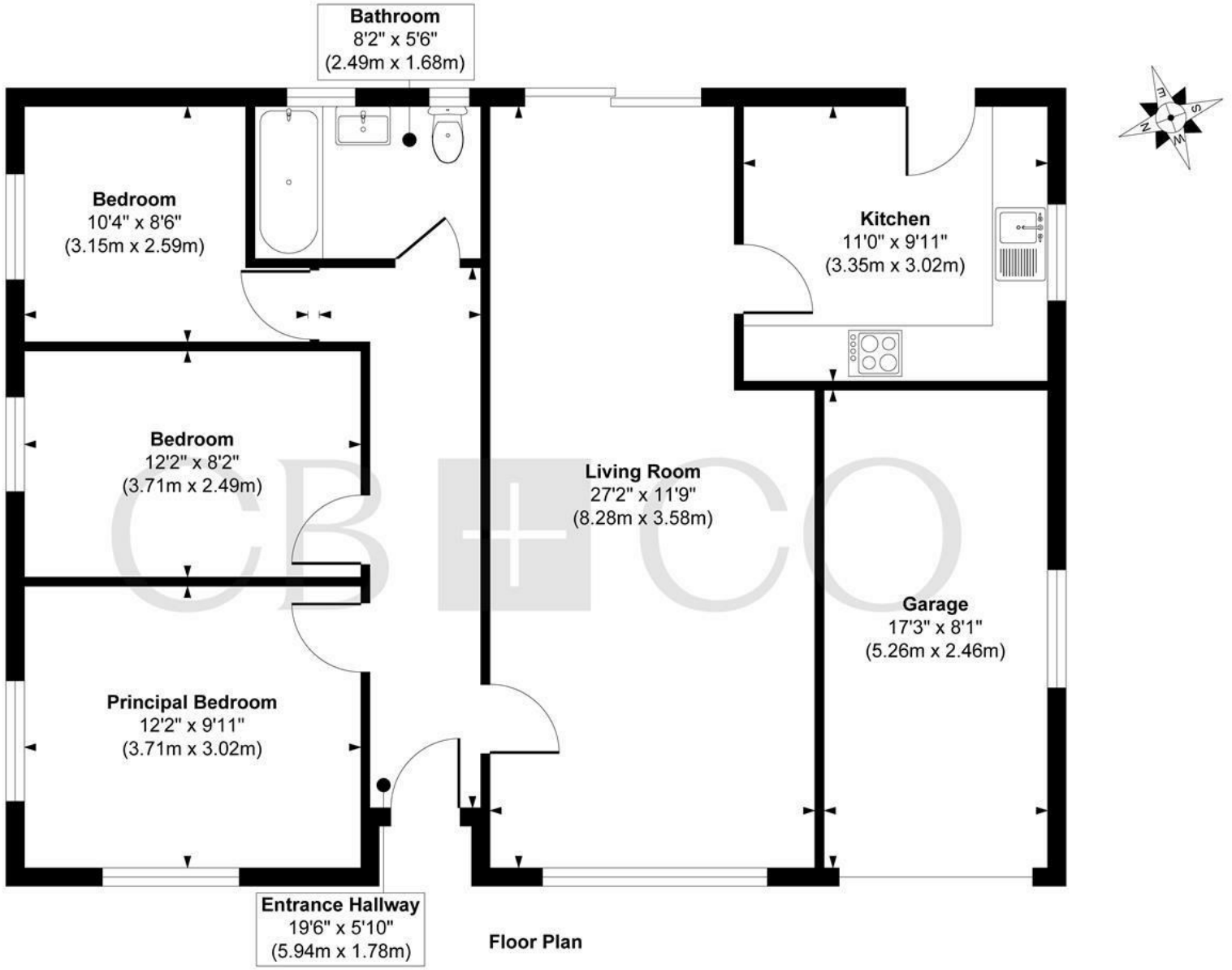








89 Mill Lane, Codnor, Ripley, Derbyshire



Floor Plan

Approx. Gross Internal Floor Area 1007 sq. ft / 93.55 sq. m (Including Garage)
Approx. Gross Internal Floor Area 868 sq. ft / 80.64 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale
Produced by Elements Property

THE PARTICULARS

APPROX

1007.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

C

- Beautifully Renovated Detached Three Bedroom Bungalow
- Professionally Renovated and Upgraded to High Quality Finish & Specification
- Tasteful Neutral Presentation & Stylish Contemporary Fittings
- Combination Boiler Gas Central Heating & uPVC Double Glazing
- Entrance Hallway, Spacious Living Room & Beautifully Appointed Kitchen
- Three Bedrooms & Contemporary Bathroom
- Corner Plot Position - Front, Side and Enclosed Rear Gardens
- Double Width Driveway & Single Integral Garage
- Highly Convenient Position Close to Local Shops & Amenities
- No Chain Involved

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DARLEY ABBEY MILLS

THE MILLS

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MICKLEOVER

THE STUDIO

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