



Brookvale Avenue, Ripley, DE5 9QL

Offers Over £179,950

- WELL PRESENTED TWO BEDROOM SEMI DETACHED WITH TWO RECEPTION ROOMS, UPSTAIRS FOUR PIECE BATHROOM, LARGE ENCLOSED GARDEN AND OFF ROAD PARKING - SMARTMOVE HOMES are delighted to bring to the market this excellent property in Codnor briefly comprising of a fitted kitchen, living room and separate dining room to the ground floor. To the first floor landing there are two double bedrooms and a modern four piece bathroom suite. Outside there is a generous garden and off road parking. To book a viewing please contact SMARTMOVE HOMES as soon as possible.



Property Description

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GROUND FLOOR

LIVING ROOM

Light filled reception room with French doors and window to the rear elevation over looking the garden, central heating radiator, new carpet flooring and stairs leading up to the first floor landing with under stairs storage cupboard.

FITTED KITCHEN

Modern fitted kitchen with matching wall and base units, work surface with inset ceramic sink, built in induction hob with electric oven and extractor fan over, space and plumbing for a washing machine, integrated fridge freezer and integrated dishwasher. Window to the front elevation, door to the side elevation, Vinyl floor, central heating radiator and combi boiler system.

DINING ROOM

Dining room with window to front elevation, central heating radiator and Laminate flooring.

FIRST FLOOR





FIRST FLOOR LANDING

MASTER BEDROOM

Double bedroom with window to front elevation, central heating radiator, space for wardrobes and single storage cupboard.

BEDROOM TWO

Large double bedroom with two windows to rear elevation and two central heating radiators.

BATHROOM

Modern four piece bathroom suite comprising of a bath, shower cubical with electric shower over, WC and wash basin over vanity unit. Obscured window to the front elevation, towel rail and wood effect vinyl flooring.



OUTSIDE

GARDEN

Private and enclosed well maintained rear garden with large patio area, large laid lawn with mature fruit trees and hedges, additional patio area to rear, large shed to side elevation and an external electrical plug socket.



OFF ROAD PARKING

Off road parking for three vehicles on a driveway.

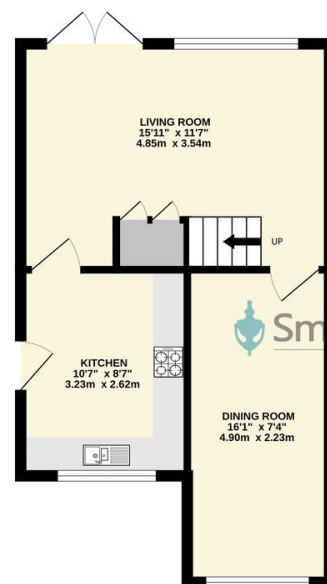
OTHER INFORMATION

Tenure- Freehold

EPC- C

Council Tax Band- A

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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 and 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

