Fletcher & Company

23 Victoria Road, Ripley, Derbyshire, DE5 3FW

Offers Around £185,000

Freehold

- A Well Presented And Proportioned Characterful House
- Entrance Hall And Sitting Room
- Comprehensively Fitted Dining Kitchen
- Three Bedrooms Over Two Floors
- A Modern Bathroom
- Delightful, Low Maintenance Enclosed Rear Garden And Patio
- Walking Distance Of Ripley Town Centre And Amenities
- Easy Access To The A38, M1 And A6
- Viewing Highly Recommended

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Summary

Located on Victoria Road in the popular town of Ripley, this well-presented and deceptively spacious structurally detached house offers a delightful blend of comfort and convenience.

As you enter, you are greeted by a characterful hallway with staircase rising to the first floor and useful understairs storage. The sitting room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The well fitted dining kitchen has original features and a feature fireplace. The dining kitchen opens to the delightful rear garden, allowing for a wonderful flow between indoor and outdoor living.

To the first floor a spacious landing leads to two double bedrooms and a modern bathroom. Stairs then lead to a third bedroom with sky light windows to the front and rear, making it an ideal home for families or those seeking extra space.

The enclosed rear garden is a true gem, boasting a south-facing aspect with a patio area leading to a low maintenance garden with quality artificial lawn and a variety of shrubs and flowering plants to the borders.

Conveniently located within walking distance of Ripley Town Centre, residents will find all essential amenities just a stone's throw away. Additionally, the property benefits from easy access to major roadways including the A38, M1, and A6, making commuting a breeze.

This charming house is not just a home; it is a lifestyle choice, offering both comfort and accessibility in a sought-after location. Whether you are looking to settle down or invest, this property is sure to impress.

The Location

Conveniently located within walking distance of Ripley Town Centre, residents will find all essential amenities just a stone's throw away. Additionally, the property benefits from easy access to major roadways including the A38, M1, and A6. The Peak Distance is a reasonable drive.

Accommodation

Entrance Hall

5'10" x 4'4" (1.78 x 1.34)

Having a UPVC double glazed entrance door with UPVC double glazed window to the side. There is an original Minton tiled floor and stairs lead off to the first floor. An understairs cupboard with steps down into provides excellent storge space and has light and power.

Sitting Room

14'3" x 12'9" (4.36 x 3.90)

Having a feature, light oak fireplace with living flame gas fire and marble hearth and surround. There is a UPVC double glazed box bay window, an original dado rail and two central heating radiators.

Dining Kitchen

13'2" x 12'4" (4.02 x 3.76)

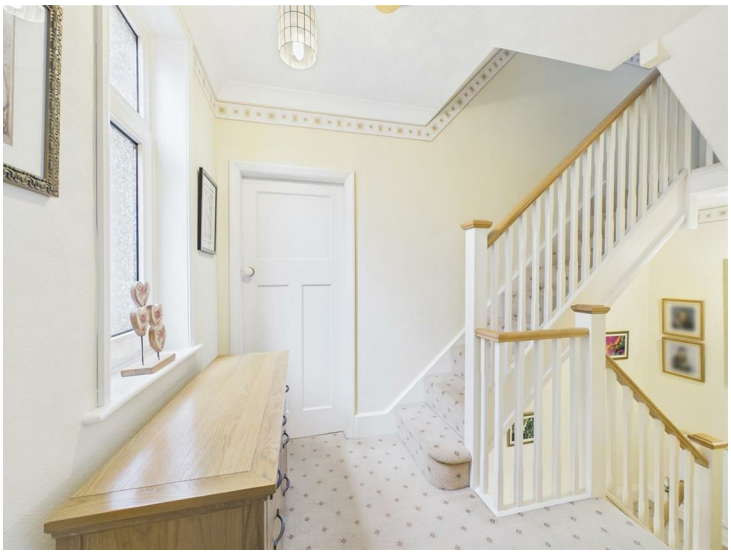
Comprehensively fitted with a range of oak base cupboards, drawers, eye level units and leaded glass display cabinets with a complementary roll top work surface over incorporating a sink drainer unit with mixer tap. Integrated appliances include a refrigerator and there is a free standing freezer, electric oven and hob, dishwasher, washing machine and tumble dryer. There is a wall unit housing the central heating boiler. Having a feature fireplace with tiled hearth, a picture rail, a central heating radiator with decorative radiator cover, a UPVC double glazed window to the rear and a door providing access to the garden.

First Floor Accommodation

Landing

8'11" x 6'8" (2.74 x 2.05)

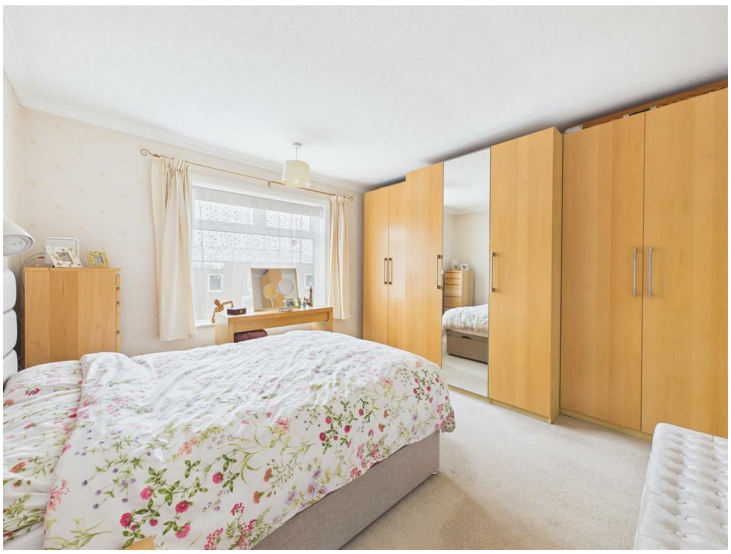
A dog leg staircase leads up to the first floor and there is a landing with a central heating radiator half way up and a UPVC double glazed window with obscure glass to the side.



Bedroom One

12'8" x 12'5" (3.88 x 3.81)

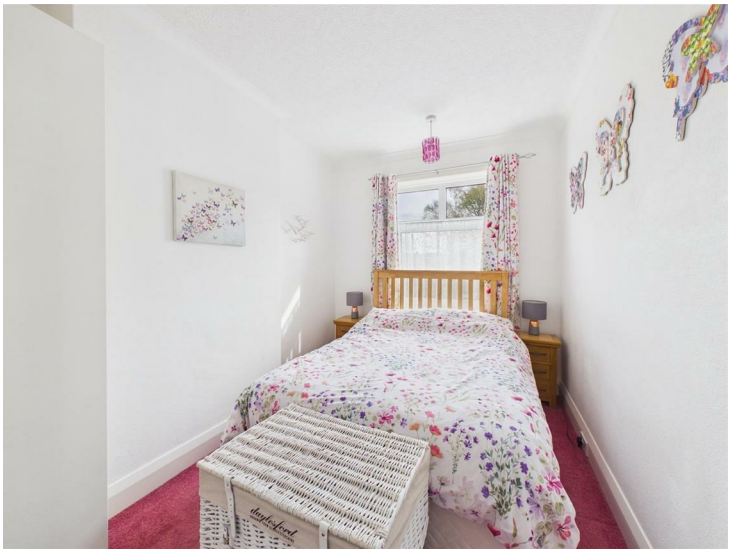
Having a UPVC double glazed window to the front and a central heating radiator.



Bedroom Two

12'4" x 8'0" (3.77 x 2.45)

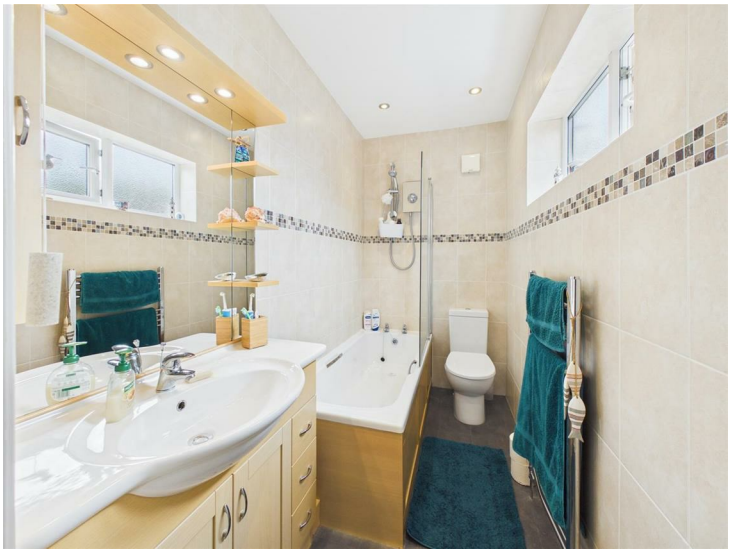
Having a UPVC double glazed window to the rear overlooking the garden and a central heating radiator.



Bathroom

8'11" x 4'4" (2.73 x 1.34)

Appointed with a modern three piece white suite comprising a panelled bath with shower over and glass shower screen, a low flush WC and a vanity unit wash handbasin with useful cupboards and drawers beneath, a fitted mirror, bathroom cabinet, open shelving and lighting above. There is full tiling to the walls, inset spotlighting to the ceiling, a wall mounted chrome heated towel rail, an extractor fan and a UPVC double glazed window to the side elevation.



Second Floor Accommodation

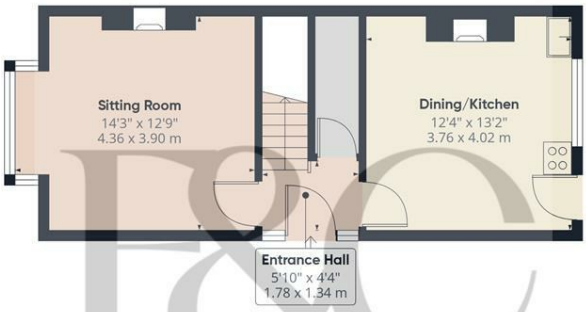
Bedroom Three

11'5" x 10'0" plus 11'8" x 7'7" (3.49 x 3.05 plus 3.56 x 2.33)

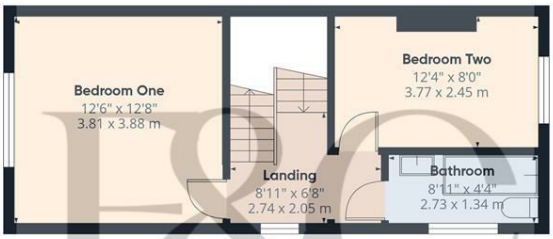
Having two double glazed Velux style skylight window, a built-in cupboard housing the hot and cold water tanks and a central heating radiator.

Outside

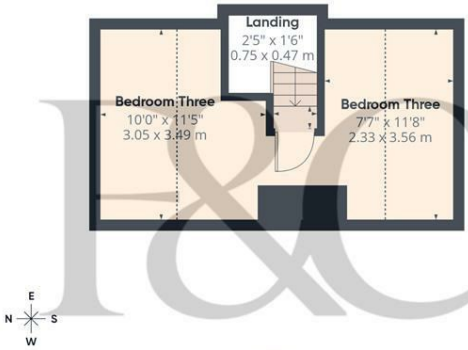
Council Tax Band A



Floor 0



Floor 1



Floor 2

Approximate total area(1)

949 ft²

88.2 m²

Reduced headroom

101 ft²

9.4 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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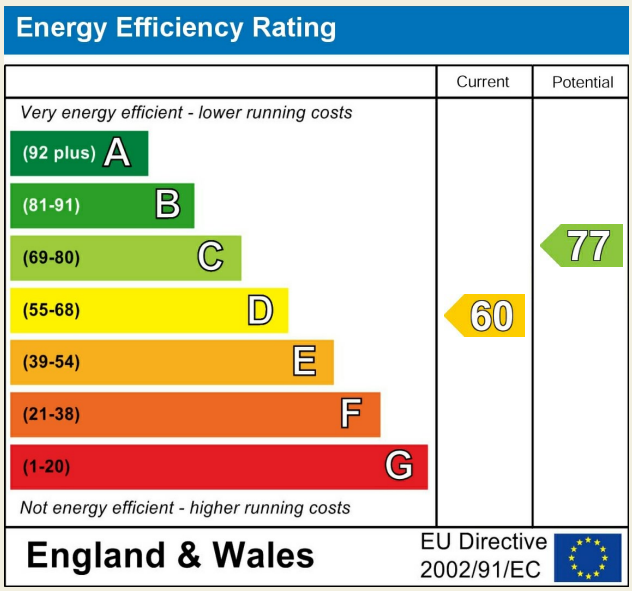

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Council Tax Band: A
Tenure: Freehold