

Home 2 Sell

Quality Service For Less



## 58 Danesby Rise

Denby, Ripley, DE5 8RG

£210,000



Home2sell are delighted to offer this beautiful recently refurbished semi detached property in a popular area of Denby Derbyshire. Having the benefit of PVCu double glazing and gas central heating a recommended internal inspection will reveal entrance hall, open plan lounge with feature fireplace, dining room and beautiful fitted kitchen. To the first floor a master double bedroom, well proportioned second bedroom and a luxury family bathroom having a three piece suite. Outside to the front a tarmac driveway provides ample off road parking with gated access rear access. A special feature of the sale is the delightful rear garden which has an Indian flagstone patio making an ideal space for el fresco dining and entertaining, with path having adjacent artificial lawns concluding with a further sun terrace. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



### Entrance Hall

The property is entered via a side elevation double glazed door, quality wood grain effect flooring and useful under stairs storage.

### Fitted Kitchen

7'3" x 9'10" (2.21m x 3.00m )

Having a range of base wall and matching draw units with work surfaces over incorporating a one and a quarter sink drainer unit with chrome swan neck mixer tap, range cooker with extractor canopy over, space and plumbing for an automatic washing machine, space for a free standing fridge freezer, quality wood grain effect flooring, marble effect splash backs, recessed ceiling lighting, PVCu double glazed window to the side elevation, PVCu door and window to the rear garden aspect.

### Dining Room

12'0" x 8'10" (3.68m x 2.70m )

Having a PVCu double glazed window to the rear elevation, quality wood grain effect flooring, acoustic feature wall panelling and ceiling light.

### Lounge

12'0" x 8'10" x 11'11" (3.67m x 2.70m x 3.64m )

Having a PVCu double glazed window to the front elevation, central heating radiator, bespoke cupboard, quality wood grain effect flooring, Amber glow feature electric fire with remote control and living flame effect settings. Feature acoustic panelling and ceiling light.

### To the first floor landing

Having cupboard housing the Ideal gas combination boiler which services the domestic hot water and central heating system with Halo potable controller.

Recessed ceiling lighting and access to the loft void which is boarded.

### Master Bedroom

12'0" reducing 10'9" x 11'10" (3.67m reducing 3.30m x 3.63m )

Having a PVCu double glazed window to the front elevation, central heating radiator and recessed ceiling lighting.

### Bedroom Two

9'10" x 7'4" (3.00m x 2.25m )

Having a PVCu double glazed window to the rear elevation, central heating radiator, feature acoustic wall panelling, ceiling panelling, wood grain effect flooring and ceiling light.

### Luxury Family Bathroom

This magnificent example of a luxury bathroom has a four piece suite comprising of a concealed cistern WC with fitted vanity hand wash basin with cabinet below, bath with panelled side and walk in shower enclosure with thermostatically controlled shower having a rain head and had held attachment. Having complementary marble effect wall panelling, wall tiling and flooring. Ceiling panelling, recessed ceiling lighting, extractor fan, chrome ladder style heated towel rail and PVCu double glazed window.

### Outside

Outside to the front a tarmac driveway provides ample off road parking with gated access rear access. A special feature of the sale is the delightful rear garden which has an Indian flagstone patio making an ideal space for el fresco dining and entertaining, with path having adjacent artificial lawns concluding with a further sun terrace

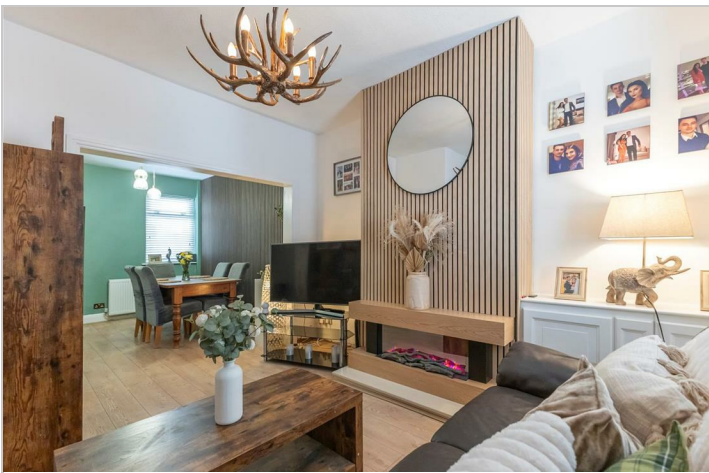
## Area

Denby is highly convenient for local centres including Derby, some eight miles to the south. Belper and Ripley are easily commutable. A wide range of amenities can also be found in and around the local market town of Alfreton located approximately seven miles away including a good variety of shopping facilities, restaurants and traditional old public houses. The village is situated some twelve miles from the famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park. Other principal centres include Nottingham approximately seventeen miles to the east and Junction 26 of the M1 motorway is approximately ten miles away.

## Directional Note

From our Belper Market Place Office, proceed along through the traffic lights and past the Market Place, which becomes High Street then Spencer Road taking the next right-hand turn at the mini-roundabout onto Short Street, then left at the next mini-roundabout onto Kilbourne Road. Follow this road out of Belper and to the Kilburn Toll Bar traffic lights, taking a left-hand turn onto Derby Road, Danesby Rise is your second turning on the right and the

property will be found on the right-hand side, clearly identified by our distinctive Home2sell For sale board.



## Road Map



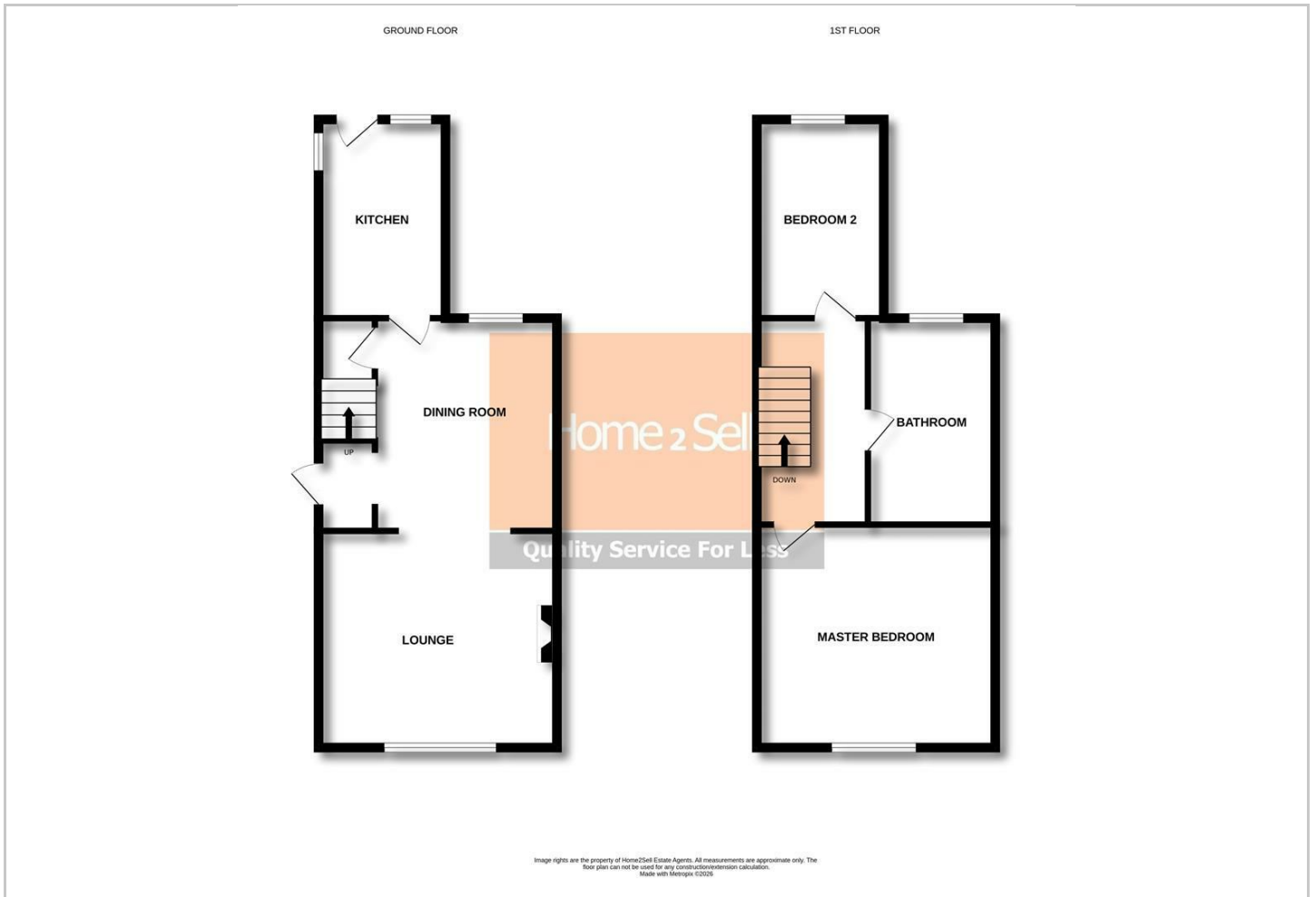
## Hybrid Map



## Terrain Map



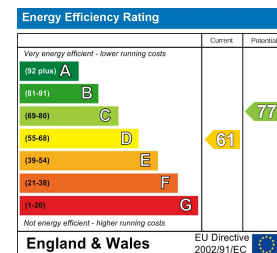
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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