



Derwent Road, Ripley, Derbyshire, DE5 3GS

Offers Over £260,000

- NEW TO THE MARKET - EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH A STUNNING OPEN LIVING KITCHEN, ENSUITE TO SUPERIOR MASTER BEDROOM, ENCLOSED GARDEN WITH HOME OFFICE AND OFF ROAD PARKING - SMARTMOVE HOMES are delighted to bring to the market this stunning property in a sought after location briefly comprising of a porch into entrance hallway, living room with bay window, downstairs WC and an open plan living/kitchen/diner with centre island and log burner to the ground floor. To the first floor landing there are three bedrooms, ensuite bathroom and separate bathroom off the landing, outside there is a large enclosed garden with powered and insulated home office/store and off road parking to the front. To book a viewing please contact SMARTMOVE HOMES as soon as possible.



Property Description

GROUND FLOOR

ENTRANCE PORCH

Door with side panel windows to the front elevation, lighting and quarry tiled floor.

ENTRANCE HALLWAY

Door with side panel windows to the front elevation accessing the porch, obscure window to side elevation, stairs leading up to the first floor landing and Karndean floor.

LIVING ROOM

Spacious living room with bay window to front elevation, curved central heating radiator and a gas feature fireplace with surround and hearth.

OPEN PLAN LIVING/KITCHEN/DINER

Modern fitted kitchen with matching wall and base units, space and connection for a range cooker with extractor fan over, space for a tall fridge freezer, space and plumbing for a washing machine, dishwasher and tumble dryer and a central island with storage space and 1 1/2 sink and drainer. French doors and window to rear elevation, Karndean floor, central heating radiator and dual fuel log burner.

WC

Downstairs WC with wash basin over vanity unit, WC, continued Karndean floor, LED lighting and central heating radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Obscure window to side elevation and loft access with a pull down loft ladder.





MASTER BEDROOM

Superior double bedroom with window to rear elevation, fitted wardrobes and central heating radiator.

ENSUITE

Three piece bathroom suite comprising of a P shaped corner bath with mains fed shower over, pedestal wash basin and WC. Obscure window to rear elevation, half tiled walls, vinyl floor, LED lighting, chrome heated towel rail and extractor fan.



BEDROOM TWO

Double bedroom with window to the front elevation, laminate floor and a central heating radiator.

BATHROOM

Modern three piece bathroom suite including a fitted bath with shower over, WC and pedestal wash basin. Two obscure windows to the side elevation, radiator, vinyl floor, tiled walls and extractor fan.



BEDROOM THREE

Window to front elevation, built in wardrobe and central heating radiator.

OUTSIDE

OFF ROAD PARKING

Tarmac driveway with brick boarder providing off road parking for two vehicles.

REAR GARDEN

Enclosed and Private rear garden with a Indian sandstone patio seating area, outside lighting, water tap and external electrical plug sockets. Steps down onto a laid lawn area with planted borders, sleeper borders and shrubs. To the rear there is an insulated studio with french doors with side panel windows to the front elevation, storage, power and lighting.



GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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