

Property details approval form

101 Argyll Road, Ripley, Derbyshire, England, DE5 3LH

Date: 20 July 2026

Property Ref and Version: HNR103648 - 0005

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£250,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Substantial Edwardian Family Home
- > Four Double Bedrooms Over Three Floors
- > Two Ensuite Bedrooms
- > Three Bathrooms Across First & Second Floors
- > Four Versatile Reception Rooms
- > Open-Plan Kitchen, Dining & Living Space
- > Large Rear Garden & Detached Garage
- > Extensive Off-Road Parking For Multiple Vehicles

○ Short Description

A substantial four double bedroom Edwardian home set over three floors, retaining beautiful period features throughout. Boasting four reception rooms, a large open-plan kitchen/diner, three bathrooms, two ensembles, extensive parking, a detached garage and a generous rear garden.

○ Long Description

A substantial four double bedroom Edwardian home arranged over three floors, offering an exceptional blend of character, space and versatility. Retaining a wealth of original period features throughout, this impressive property provides generous accommodation perfectly suited to modern family living.

The ground floor comprises a large entrance hall, four reception rooms and a spacious open-plan kitchen with dining and reception space, creating an ideal setting for both everyday living and entertaining. To the first floor are two double bedrooms, both benefiting from ensuite facilities, alongside a family bathroom. The second floor provides two further double bedrooms and an additional bathroom.

Outside, the property enjoys a large rear garden, extensive off-road parking for multiple vehicles and a substantial detached garage to the rear.

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A rare opportunity to acquire a sizeable Edwardian residence offering four double bedrooms, multiple reception rooms, three bathrooms, extensive parking and impressive outdoor space.

○ **Directions**

○ **Agent Note**

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○ Room Description

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Floor Plan



Total floor area 203.5 m² (2,191 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Nicolas Geoffray		
Mr P.J. Beeston		