

Spacious detached home with excellently proportioned rooms perfect for a growing family with lots of potential. Sought after location with excellent amenities. For sale with no upward chain.

£360,000



Accommodation comprises reception hallway, guest WC, spacious lounge, separate dining room and dining kitchen. To the first floor there are four double bedrooms and family bathroom. Benefitting from UPVC double glazed windows and doors, gas central heating. To the front of the property there is an open porch, lawned fore garden, driveway to the side of the property leading to a detached garage. The south facing rear garden is laid to lawn with two paved patio areas.

Situated in a popular area of Ripley close to excellent schools, local amenities and Ripley town centre with its weekly market, varied shopping, bars and restaurants. Ripley has easy access to both Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

Entrance to the property is via a double glazed entrance door which opens into a spacious entrance hall with doors leading off to the ground floor accommodation, coved ceiling, radiator, telephone point, large UPVC opaque double glazed window to the front, a useful under stairs cupboard provides storage and stairs rise to the first floor. The guest WC is appointed with a low flush WC and pedestal wash hand basin with splash back tiling, radiator, UPVC double glazed window to the front.

The spacious lounge has a uPVC double glazed picture window overlooking the rear garden, gas fire with stone surround, coved ceiling, two radiators and TV aerial point. From here, a door opens into the dining room which has a radiator, coved ceiling, patio doors to the garden and internal door into the kitchen. The dining kitchen is fitted with a range of base and eye level units with roll edge work surfaces incorporating a stainless steel one and a half bowl sink drainer with mixer taps and splash back tiling, space for appliances, dining area, radiator, UPVC double glazed window to the front, vinyl flooring and a glazed entrance door opens onto the side.

On the first floor, the landing has a built-in airing cupboard, uPVC double glazed window to the side, radiator and doors leading off to the bedrooms and bathroom. Bedroom one has a range of fitted bedroom furniture including wardrobes, drawers and dressing table, radiator, a UPVC double glazed window to the rear elevation. There are three further generous double bedrooms.

The family bathroom completes the internal accommodation and is fitted with a three piece suite comprising panelled bath with shower over, low flush WC and pedestal wash basin, UPVC double glazed window to the side, radiator and tiled splashbacks.

Outside - To the front of the property is a lawned fore garden with a driveway to the side providing plenty of off road parking for several vehicles and access through secure wrought iron gates to the garage with an up and over door, light, power and window. The south facing rear garden is laid to lawn with established trees and shrubs and there are two spacious paved patio areas.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band D

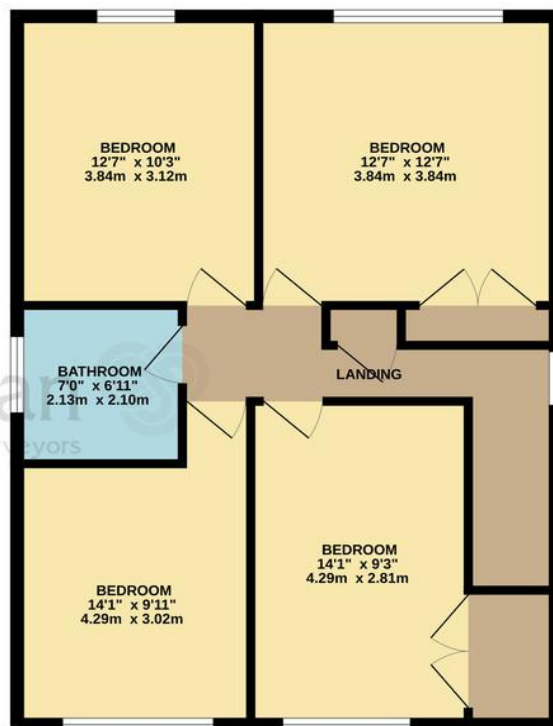
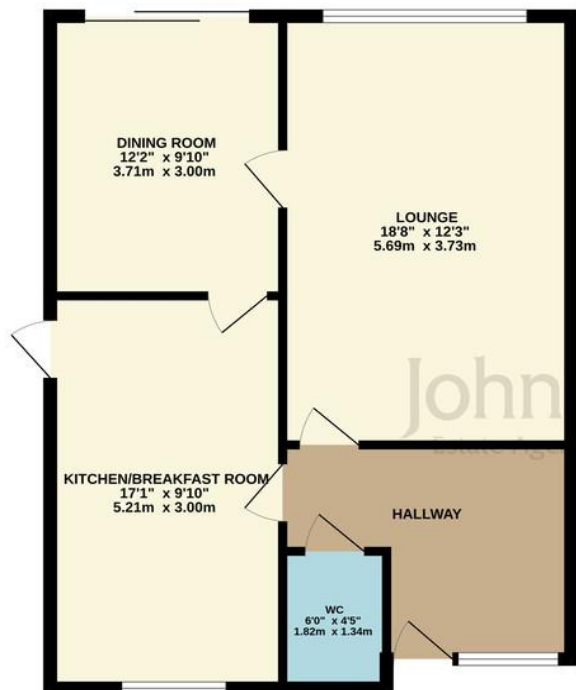
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/04062024

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GROUND FLOOR

FIRST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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