

Brook Lane

Ripley, DE5 8JA



Located in an area which offers the perfect mix between what feels like village living set with in the walking distance of the town with great local walks and friendly pubs. Refurbished throughout over recent years creating a stylish and comfortable home.



£179,950

John German

Marehay is a sought-after area located on the outskirts of Ripley town centre and is surrounded by open countryside, you can hop onto the Ripley Greenway which is a walking, cycling and horse riding route created out of the old colliery and Ripley which links various local greenspaces. There are a couple of lovely local pubs and a range of takeaway options, Cricket and Bowls Clubs, a Junior School and medical and health care facilities all easily accessible on foot with a wider range of amenities available in Ripley Town Centre. There is a regular bus service to take you further afield as well as access to major commuter routes A610/A38/M1/A50.

The property is set well back from the road in a slight elevated position behind a low maintenance front garden with gated access to the rear of the property from the side. The main entrance door is located on the side of the property and opens into an entrance lobby with stairs rising to the first floor landing and doors leading off to the ground floor living spaces.

Overlooking the front elevation is the living room which has wood flooring and a feature fireplace with a quarry tiled hearth, rustic over mantle and a cast-iron multi fuel burning stove.

To the rear of the property, the large dining room is open plan to the kitchen and features a decorative fireplace with a painted brick surround, laminate flooring, built-in understairs storage cupboard, window to the side and a fully glazed rear entrance door which provides access as well as views out onto the rear garden.

The kitchen has been refitted with a range of sleek modern base units with work surfaces above and matching wall units with under unit lighting, one and a half bowl stainless steel sink unit with hose mixer tap, Perspex splashbacks, built-in oven and four ring gas hob with extractor hood over, integrated fridge freezer and dishwasher plus a window to the side.

On the first floor central landing are doors off to two excellent double bedrooms both of which have built-in storage cupboards and overlook the front and rear elevations respectively.

The large bathroom is fitted with a three piece suite comprising low flush WC, pedestal wash basin and a panelled bath with mixer shower over and glass shower screen, extensive tiling, tiled floor and a window to the rear.

Outside to the rear of the house is the laundry room with plumbing and space for a washing machine and tumble dryer plus additional appliance or storage space, lighting and power, window to the side.

The enclosed rear garden has a patio seating area, outside water tap and lighting with a raised artificial lawn, water feature and wooden decked seating area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
Property construction: Traditional
Electricity supply: Mains
Sewerage: Mains
Parking: On road
Water supply: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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