

12 Sapphire Drive, Denby, Ripley, DE5 8NL

Price Guide £289,950



An immaculately presented modern three double bed roomed detached family home situated in a popular location of Denby. The stylishly appointed accommodation has a driveway providing car parking, leading to integral garage and an impressive conservatory with South facing garden enjoying an open aspect and countryside views. Viewing is strongly advised.



12 Sapphire Drive, Denby, Ripley, DE5 8NL

Price Guide £289,950



The modern family home is beautifully presented comprising an entrance hallway, dining kitchen, lounge diner which stretches across the back of the property and an impressive conservatory. There are three double bedrooms, principal bedroom with dressing area and en-suite, and a family bathroom with a four piece suite.

The property benefits from UPVC double glazed windows and doors, gas central heating, and a security alarm system.

To the front of the property is a double driveway providing ample off road parking and leading to a single integral garage. The rear enclosed south facing garden has a sunny seating area enjoying an open aspect and countryside views.

ACCOMMODATION

ENTRANCE HALLWAY

A half glazed entrance door allows access, wood effect flooring, a radiator, bt point, coving, personal door into garage. The stairs climb off to the first floor.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin, UPVC double glazed window to the front, a radiator and complementary splash back tiling.

BREAKFAST KITCHEN

8' x 12' (2.44m x 3.66m)

Fitted with shaker style base cupboards, drawers, and eye level units with rolled top work surface over incorporating a stainless steel sink drainer with mixer tap, there is splash back tiling, electric double oven, gas hob, and extractor hood. There is space for a fridge freezer, plumbing for a washing machine, and dishwasher, oak effect effect flooring, radiator, and a UPVC double glazed window to the front.

SITTING ROOM

10'10 x 21' (3.30m x 6.40m)

A naturally light and spacious room having stone effect fire surround with marble hearth and inset housing living flame gas fire, a television aerial point, two radiators, coving, and a UPVC double glazed window to the rear that overlooks the garden. Double doors open into :

CONSERVATORY

11' x 11' (3.35m x 3.35m)

Constructed with a brick built base, triple poly-carbonate roof with vent, UPVC double glazed windows, with an impressive apex window and French doors which open onto the garden, a radiator, and slate flooring.

TO THE FIRST FLOOR

GALLERIED LANDING

There is a built-in airing cupboard and access to the part boarded roof void.

PRINCIPAL BEDROOM

11'4 x 9' (3.45m x 2.74m)

(Extending to 14' into the dressing room)

Appointed with twin double wardrobes with hanging space and shelving, a radiator, a UPVC double glazed window, television aerial point, and a dressing area.

EN-SUITE

6' x 5'10 (1.83m x 1.78m)

Having UPVC double glazed window, a radiator, vinyl flooring,. It is appointed with a thermostatic shower enclosure, pedestal wash hand basin, a low flush WC, splash back tiling, light and a shaver point.

BEDROOM TWO

9' x 12' (2.74m x 3.66m)

Having UPVC double glazed window the rear enjoying views, and a radiator.

BEDROOM THREE

8'10 x 10'11 (2.69m x 3.33m)

Having a UPVC double glazed window to the rear with views, and a radiator.

BATHROOM

Appointed with a four piece suite comprising a panelled bath, mixer shower taps over a shower enclosure, pedestal wash hand basin, and a low flush WC. There is half tiling, vinyl flooring, a radiator, UPVC double glazed window, and an extractor fan.

OUTSIDE

To the front of the property is Presscrete double driveway providing ample car parking and leading to garage. A path to the property extends to the rear through a secure wooden gate.

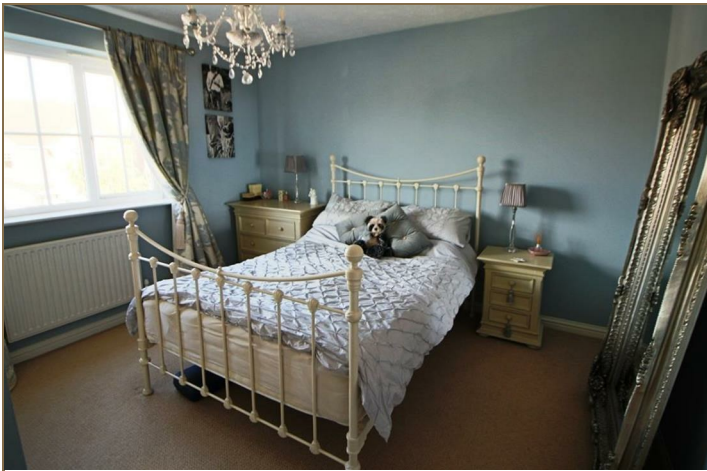
GARAGE

17' x 8' (5.18m x 2.44m)

Having a light, power, wall mounted boiler, up and over door and personal door from the room the hallway.

GARDEN

The south facing rear garden is mainly paved with a sunny patio area, well stocked trees, shrubs and flowering plants to the borders. There is a sunny seating area, perfect for alfresco dining and entertaining.



Road Map



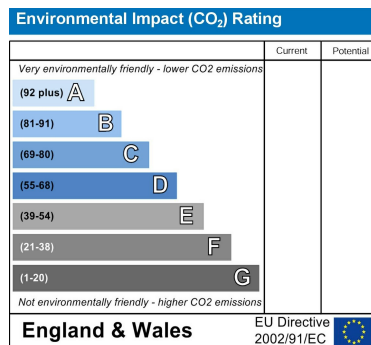
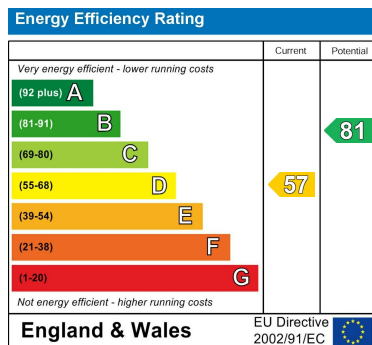
Hybrid Map



Terrain Map



Energy Efficiency Graph



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

boxallbrownandjones.co.uk

Joseph Wright House, 34 Irongate
Derby DE1 3GA
01332 383838
sales@boxallbrownandjones.co.uk

4 Blenheim Parade, Allestree
Derby DE22 2GP
01332 553838
allestree@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk