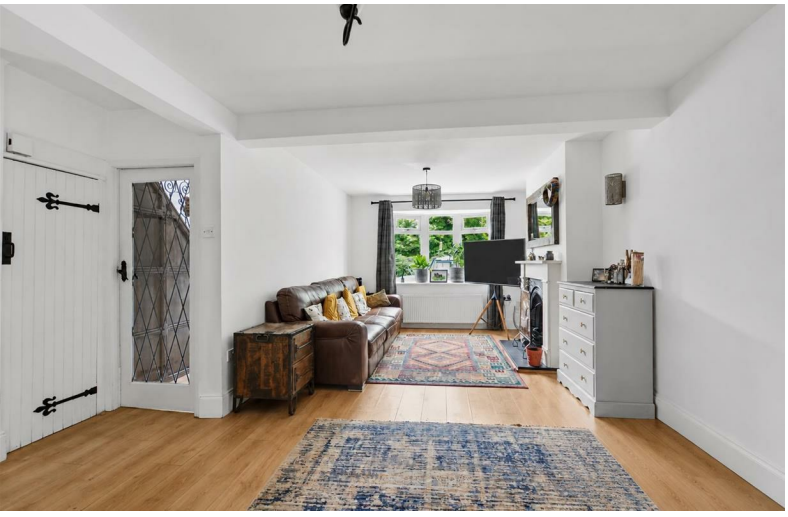
Robert Ellis

look no further. . .



Derby Road
Denby, Ripley DE5 8NQ

A TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£270,000 Freehold

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND LARGER THAN EXPECTED TRADITIONAL BAY FRONT THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS SOUGHT AFTER AND DESIRABLE DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, open plan living dining space and generous breakfast kitchen. The first floor landing provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and a generous rear garden.

The property is located in this desirable Derbyshire village location within easy reach of both Ripley and Belper with a large array of national and independent retailers and shopping facilities. Within the village, there are infant and secondary schools, a popular cafe, local woodland walks, as well as the children's play area and park adjacent to the property.

For those looking to commute, there is easy access to both the A38 and M1, as well as offering easy access to Derby Hospital and Rolls Royce.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.

ENTRANCE HALL
10'0" x 5'11" (3.06 x 1.82)
uPVC panel and double glazed front entrance door with double glazed windows surrounding the door and above, set within an open porch with decorative exposed brick archway. Radiator, laminate flooring, staircase rising to the first floor with decorative wood and wrought iron balustrade. Panel and glazed door access then leads into the lounge diner.

LOUNGE DINER
22'6" x 17'5" (6.87 x 5.32)
The living area has a double glazed bow window to the front, radiator, media points, central chimney breast incorporating an Adam-style fire surround with decorative insert and tiled hearth with open fireplace. Opening through to the dining space and study area incorporating a double glazed window to the side and useful understairs storage pantry housing the gas and electricity meters. Feature panel and glazed shaped door then leads through to the breakfast kitchen.

BREAKFAST KITCHEN
14'1" x 11'3" (4.31 x 3.43)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces and matching breakfast bar with inset one and a half bowl sink unit with draining board and spray hose mixer tap. Fitted four ring gas hob with extractor over and oven beneath, space for full height fridge/freezer, plumbing for washing machine, integrated dishwasher, double glazed windows to both the side and rear, spotlights, radiator, tiled floor, tiled splashbacks, uPVC panel and double glazed exit door.

FIRST FLOOR LANDING
Double glazed window to the side, wall light points, decorative wood and wrought iron balustrade, doors to all bedrooms and bathroom. Pull down loft ladder access to a boarded, carpeted and lit loft space with power and decorative panelling making an ideal storage space.

BEDROOM ONE
10'10" x 10'9" (3.32 x 3.30)
Double glazed window to the rear (with fitted blinds), radiator, plug sockets with USB charging points.

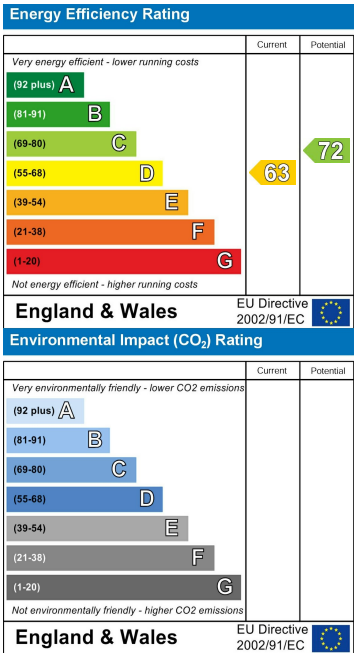
BEDROOM TWO
11'11" x 8'11" (3.64 x 2.72)
Double glazed window to the front overlooking open green space, radiator, range of fitted bedroom furniture including two double wardrobes with matching overhead storage cupboards.

BEDROOM THREE
7'2" x 6'7" (2.20 x 2.03)
Double glazed window to the front (with fitted blinds), radiator, wooden flooring, decorative exposed brickwork to one wall and decorative panelling to the other, fitted shelving and hanging rail.

BATHROOM
6'10" x 5'9" (2.09 x 1.76)
Three piece suite comprising panel bath with shower screen, mixer tap and dual attachment mains shower over, wash hand basin with mixer tap, push flush WC. Contrasting tiling to the floor and walls, double glazed window to the rear, extractor fan, chrome ladder towel radiator.

OUTSIDE
To the front of the property, there is a lowered kerb entry point leading to a shaped and curved block paved driveway providing off-street parking with raised gravel flowerbed housing a variety of bushes and shrubbery. Pedestrian access leads down the right hand side of the property into the rear garden.

TO THE REAR
The rear garden is split into various sections with a good size initial patio seating area (ideal for entertaining), leading onto the main part of the lawn with raised beds and planted rockery housing a wide variety of bushes, shrub, trees and plants. To the foot of the plot, there are two useful garden sheds. There is an external water tap and lighting point. Pedestrian access then leads back to the front of the property.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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