



£425,000

Main Road, Ripley DE5 3RE

Cottage | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Semi-Detached Stone Cottage
- Three Bedrooms
- Large Double Garage/Workshop
- Sort after Village Location
- Office Pod
- Private Garden To Rear
- Countryside views
- Breakfast Kitchen And Separate Dining Room
- Council Tax Band D

Property Description

Derbyshire Properties are pleased to present this charming and characterful semi detached stone cottage in the sought after village of Pentrich.

Main Particulars

Derbyshire Properties are pleased to present this charming and characterful semi detached stone cottage in the sought after village of Pentrich.

In brief, property comprises two reception rooms both with log burning stoves, breakfast kitchen, 3 good sized bedrooms and a four piece family suite. There is a private enclosed garden to the rear with the added benefit of a versatile garden pod, off road parking for several vehicles and large double garage/workshop.

Pentrich village was once owned by The Chatsworth Estate, a charming Village with countryside walks and a popular village pub 'The Dog'. With easy access to the local towns of Ripley & Belper and good transport links including A38, A610 and M1.

Ground Floor

Sitting Room

4.37m x 3.66m (14' 4" x 12' 0") Entering into the lounge via a UPVC glazed door into the sitting room, featuring a stone fireplace incorporating a log burning stove with stone hearth, terracotta quarry tiled flooring, exposed beams to the ceiling, exposed stonework, built-in storage cupboard, fitted wall lights, central heating radiator and a double glazed window to front enjoys far reaching countryside views.

Dining Area

4.34m x 3.35m (14' 3" x 11' 0") Having a log burning stove with stone hearth and surround, matching terracotta quarry tiled flooring, exposed beams to ceiling, central heating radiator, internal arched stained glass window with leaded finish and half glazed pine door with stained glass and leaded finish giving access to breakfast kitchen. Staircase leads to the first floor.

Breakfast Kitchen

4.34m x 4.14m (14' 3" x 13' 7") Fitted with a range of wall and base units incorporating drawer storage and worktop over. There is a one and a half inset stainless steel sink unit with mixer tap and splashback tiling. Appliances include extractor hood, integrated dishwasher, there is plumbing for washing machine and space for fridge freezer. With tiled flooring, central heating radiator, double glazed window overlooking rear garden, and internal half glazed pine door with stained glass and leaded finish giving access to rear hallway.

Rear Entrance Hallway

1.71m x 1.05m (5' 7" x 3' 5") With matching tiled flooring, central heating radiator and double glazed entrance door.

WC/ Cloakroom

2.25m x 1.06m (7' 5" x 3' 6") Comprising of a low level WC, wash hand basin, matching tiled flooring, wall mounted boiler, two double glazed obscure windows and

internal pine panelled door.

First Floor

Landing

3.53m x 1.95m (11' 7" x 6' 5") With matching balustrade and two double glazed obscure windows.

Bedroom One

4.14m x 3.28m (13' 7" x 10' 9") With a double glazed window to front elevation, central heating radiator and to the rear is a Juliette style balcony having glazed French doors with full length glazed windows to either side, overlooking the private rear garden.

Bedroom Two

3.48m x 2.98m (11' 5" x 9' 9") Central heating radiator, internal pine panelled door and double glazed window to the front with fabulous far reaching views

Bedroom Three

2.93m x 2.81m (9' 7" x 9' 3") Central heating radiator, pine panelled door, useful built-in cupboard storage and double glazed window to the side with views. With access to the boarded roof space via a loft hatch and pull down ladder.

Family Bathroom

2.84m x 2.08m (9' 4" x 6' 10") Appointed with a four piece suite comprising a roll edge top bath with claw feet, pedestal wash hand basin, low level WC, and corner shower cubicle with Mira shower over. There is full tiling to the walls, tiled flooring, ceiling spotlights, extractor fan, double glazed obscure window, and heated towel rail/radiator.

Outside

Garden

To the front of the property is a block paved driveway providing car parking for three vehicles, leading to a double width garage and side access gate with block paved pathway providing space for storing wheelie bins and a useful log store area. To the rear of the property is a private enclosed rear garden with shaped lawns, a varied selection of shrubs and plants, patio, ornamental pond, fruit trees and greenhouse.

Office Pod

3.84m x 2.80m (12' 7" x 9' 2") A versatile space with power and lighting, fibre internet connection from the house, two double glazed windows, double glazed French doors with fitted blinds, oak-effect laminated flooring, panelling to the walls with inset ceiling lights.

Timber Shed

With power and lighting.

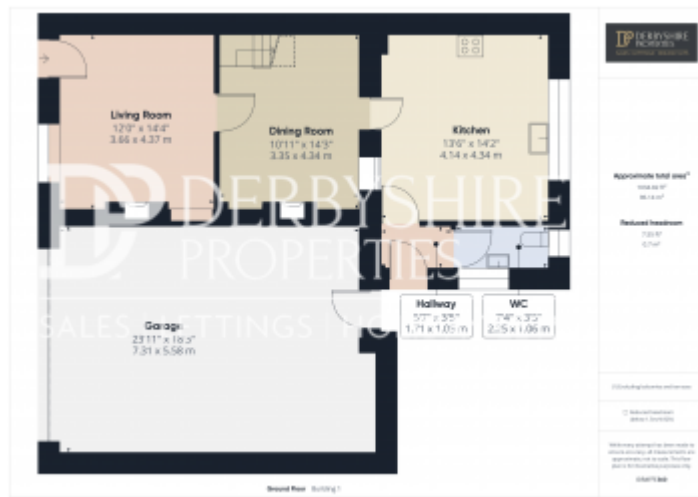
Double Garage / Workshop

7.31m x 5.58m (24' 0" x 18' 4") Accessed via an electric roll-up front door, concrete flooring, power and lighting. There is a separate access door to the rear.

Disclaimer

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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