



£270,000

Ferrers Way, Ripley DE5 3GZ

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Detached House
- Large Driveway And Detached Garage
- 3 Bedroom, 2 Reception Rooms
- Front & Rear Gardens
- Ideal First Time Buy Or Small Family Purchase
- Popular Residential Location
- Close To All Amenities & Schools
- Excellent Road Links
- Viewing Advised
- Council Tax Band C



## Property Description

New to the market is this well presented three bedroom detached house located within a quiet area positioned alongside popular infant school and within easy reach of Ripley Town Centre.

## Main Particulars

Derbyshire Properties are pleased to present this well presented three bedroom detached house located in quiet residential area. The property briefly comprises of :- kitchen, dining room, lounge and front entrance porch. To the first floor :- Landing, three bedrooms and bathroom. Externally the property offers front and rear gardens, large side driveway and detached garage. We recommend the property would ideally suit first time buyers and young families due to its fantastic location close to the highly thought of Lons primary school.

### Entrance Porch

With double glazed window to the front elevation, double glaze sealed unit door with obscured side panel leading in from the front elevation, wall mounted radiator and internal door leading into the main lounge.

### Living Room

With hardwood door from the porch, wall mounted radiator, carpeted staircase to 1st floor landing with under stairs storage cupboard, decorative coving and lighting, TV point, wall mounted plasma style fire, double glazed bay window to the front elevation and additional wall mounted radiator. Internal double doors lead to:-

### Dining Room

3.2m x 2.67m (10' 6" x 8' 9") With wood floor covering, wall mounted radiator, decorative coving and wall lighting, patio doors to the rear elevation, internal door leading to kitchen.

### Kitchen

3.27m x 2.46m (10' 9" x 8' 1") Mainly comprising of range of matching wall and base mounted units with flat edge work surfaces incorporating a modern one and a half bowl sink drainer unit with mixer taps. Electric oven, induction hob, splashbacks and extractor hood. Undercounter space and plumbing for washing machine, integrated dishwasher, microwave oven and wine cooler. Double glazed door to the side elevation, window to the rear elevation and modern LTV floor covering.

### First Floor

#### Landing

Accessed via the lounge with double glazed window to the side elevation, wall mounted radiator, decorative wall lighting, ceiling mounted loft access point and two useful storage cupboards.

#### Bedroom One

3.05m x 2.72m (10' 0" x 8' 11") Double glazed window to the front elevation, wall mounted radiator, decorative coving, TV point and fitted wardrobes with sliding mirrored doors.

#### Bedroom Two

2.98m x 2.79m (9' 9" x 9' 2") Double glazed window to the rear elevation, decorative coving, wall mounted radiator, TV point and space for wardrobes.

#### Bedroom Three

2.33m x 2.14m (7' 8" x 7' 0") Double glazed window to front elevation, decorative coving and wall mounted radiator.

#### Bathroom

2.32m x 1.64m (7' 7" x 5' 5") Comprising of a three-piece white suite containing low-level WC, pedestal wash hand basin and panelled bath with wall mounted electric shower attachment over with complimentary shower screen and centrally mounted taps. Part tiling to walls, double glazed obscured windows, wall mounted chrome heated towel rail and vinyl floor covering.

#### Outside

##### Externally

To the front elevation is an area of lawn with well cared for borders and timber fenced and hedged row boundaries to neighbouring properties. To the side elevation is a large driveway with iron gates providing parking for 3 to 4 vehicles, leading to a garage.

The rear garden is mainly lawn with timber fenced boundaries, paved patio area and stocked flowerbeds.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

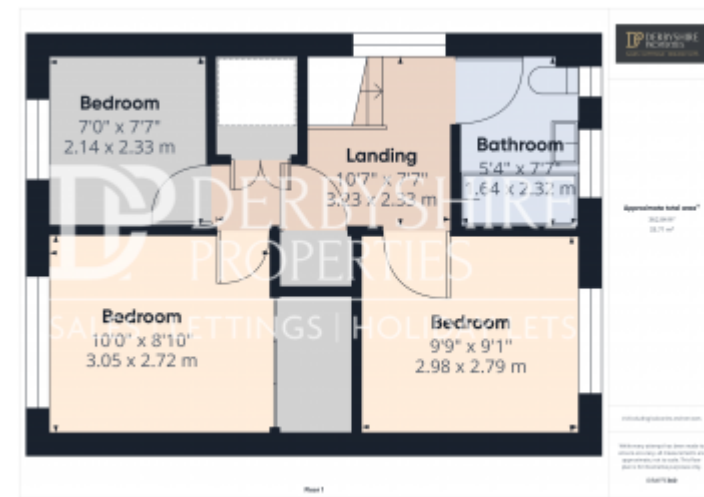
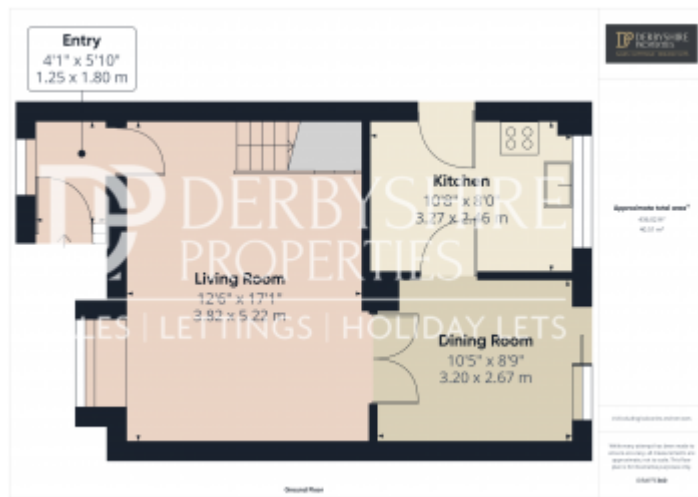
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.






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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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