



£190,000

Bottles Farm Close, Ripley DE5 8RP

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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DERBYSHIRE
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Step Inside

Key Features

- 2 Bedroom, 1 Reception Rooms
- Ground Floor WC
- Kitchen/Diner
- Front & Rear Gardens
- Side Driveway
- Ideal First Time Buy
- Modern Semi Detached House
- COUNCIL TAX BAND B

Property Description

Located within a modern private residential area is this beautifully presented modern two bedroom semi detached property that would ideally suit a first time buyer.

Main Particulars

Derbyshire Properties is pleased to present this well-appointed modern two-bedroom semi-detached home, situated in a tranquil residential area. The property features a thoughtfully designed layout, comprising a welcoming living room, a convenient WC, and a spacious kitchen/dining room on the ground floor.

On the first floor, a landing provides access to two generously sized double bedrooms and a well-equipped bathroom. Externally, the home boasts a small front garden, a fully enclosed rear garden, and a side driveway, offering ample parking space.

This property is ideally suited for first-time buyers eager to embark on their journey onto the property ladder, as well as those considering downsizing. We invite you to explore this excellent opportunity to secure a charming home in a peaceful setting.

Living Room

With composite door leading in from the front elevation, double glazed window, staircase to 1st floor landing with under stairs storage alcove, wall mounted radiator and TV point.

Cloakroom/WC

With low-level WC and wall mounted wash hand basin. Ceiling mounted extractor fan and wall mounted radiator.

Kitchen/Diner

Briefly comprising of a range of wall and base mounted matching units with modern flat edged work surfaces incorporating a one and a half bowl stainless steel sink drainer unit with splashback areas. Integrated appliances include:- electric oven, four ring gas hob with stainless steel splashback/extractor canopy and dishwasher. Undercounter space and plumbing for washing machine, space for fridge/freezer, undercover lighting, wood floor covering under double glazed window and French doors to the rear elevation.

First Floor

Landing

Accessed via the living room with ceiling mounted loft access point and internal doors provide access to both bedrooms and the bathroom.

Bedroom 1

With two double glazed windows to the front elevation, wall mounted radiator and space for wardrobes.

Bedroom 2

With two double glazed windows to the rear elevation, wall mounted radiator and space for wardrobes.

Bathroom

Comprising of a modern three piece white suite containing WC, pedestal wash hand basin and panelled bath with main fed, shower and attachment over and complementary glass shower screen. Fully tiled walls, wood floor covering, wall mounted radiator and spotlights/extractor fan ceiling.

Outside

To the front elevation is a small area of lawn with paved pathway leading to the entrance door. To the side elevation is another area of lawn with timber fence boundaries and block paved driveway that provides parking for two vehicles. The rear garden is mainly laid to lawn with paved patio, timber fenced boundaries and outside lighting.

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.
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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		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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