



£270,000

Denby Bank, Ripley DE5 8LD

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Spacious Semi Detached Town House
- Accommodation over three floors
- Four Bedrooms
- Master with En-Suite Shower Room
- Driveway and Garage
- Viewing Highly Recommended
- Council Tax Band C

Property Description

An opportunity to acquire this spacious three story double fronted townhouse located in the highly sought-after village of Marehay close to Ripley .

Main Particulars

Derbyshire Properties are pleased to present this well presented spacious semi detached townhouse offering accommodation over three floors. The property briefly comprises of :- entrance hallway, downstairs WC, kitchen/dining room and lounge all to the ground floor. To the first floor landing lead to 2 double bedrooms and family bathroom with secondary staircase leading to the second floor. The second floor also offers two double bedrooms and additional bathroom. Externally the property is located on a corner plot position with a beautifully landscape rear garden offering lawn, stocked flowerbeds and borders with wall and fence boundaries. Off-street parking via a driveway and garage can also be found.

Entrance Hallway

Entered via a composite door from the front elevation. Enter this inviting hallway with staircase to 1st floor landing and internal doors given access to all ground floor rooms. Wall mounted radiator and thermostat control unit.

Kitchen/Diner

15' 3" x 8' 8" (4.65m x 2.64m)

Mainly comprising of a range of wall and base mounted units with rolltop work surfaces incorporating a one and a half bowl stainless steel sink drain unit with mixer taps and complementary splashback areas. Undercounter space and plumbing for washing machine, integrated fridge/freezer, double electric oven, integrated dishwasher, four ring gas hob with stainless steel splashback and extract canopy over, vinyl floor covering, wall mounted radiator, useful storage cupboard and double glazed French doors leading out onto rear garden.

Cloakroom

With low-level WC, pedestal wash handbasin with tiles splashback, wall mounted RCD unit, tiled floor covering and extractor fan

Living Room

15' 4" x 9' 11" (4.67m x 3.02m)

With double glazed windows to the front and side elevations, wall mounted radiators and TV point .

First Floor

Landing

Access via the main entrance hallway with secondary staircase to 2nd floor landing, warm mounted radiator and useful storage cupboard. Internal doors lead to double bedrooms.

Bedroom One

15' 4" x 9' 11" (4.67m x 3.02m)

With double glazed windows to the rear and side elevations, wall mounted radiator and fitted double wardrobe with mirrored frontage. Internal door gives access to:-

En-Suite

6' 10" x 6' 9" (2.08m x 2.06m)

Comprising of a modern three piece suite to include WC, pedestal wash handbasin and large shower enclosure with main shower and attachment over. Part tiling to walls, wall mounted electrical shaver point, double glazed obscured window, tiled floor covering, ceiling mounted extractor fan and wall mounted chrome heater towel rail.

Bedroom Two

15' 4" x 8' 5" (4.67m x 2.57m)

Double glazed windows to the front and side elevations, wall mounted radiator and fitted double wardrobe with mirrored frontage.

Second Floor

Landing

Access from the first floor landing with internal doors given access to to further double bedrooms an additional family bathroom.

Bedroom Three

13' 5" x 9' 10" (4.09m x 3.00m)

Double glazed dormer window to front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom Four

13' 6" x 8' 5" (4.11m x 2.57m)

Double glazed dormer window front elevation, wall mounted radiator, space for bedroom furniture.

Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

Comprising of a white three-piece modern suite containing WC, pedestal wash handbasin and panel bath with shower attachment over and complementary shower screen. Part tiling walls, tiled floor covering, wall mounted chrome heated towel rail and ceiling mounted extractor fan.

External

Outside

The garden is located off the kitchen and is mainly laid to lawn with timber fenced and ward boundaries. Full width paved patio terrace, raised sleeper edged flowerbeds, storage area and gated access to the driveway where a brick built garage can be found with up and over door, light and power.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	78	
(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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