



£160,000

High Street, Riddings DE55 4BN

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

DERBYSHIRE
PROPERTIES
SALES • LETTINGS • HOLIDAY LETS

www.derbyshireproperties.com



Step Inside

Key Features

- Great First Time Buy
- Ideal for access to Alfreton, Ripley, A38 and M1
- Walking distance to local amenities
- Walking distance to schools and parks
- Ample amount of local walking routes/woodland

Property Description

Derbyshire Properties are delighted to offer 'For sale' this versatile two bedroom semi detached home in much sought after village of Riddings. The property is a wonderful first time buyer home, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are delighted to offer 'For sale' this versatile two bedroom semi detached home in much sought after village of Riddings. The property is a wonderful first time buyer home, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Dining Room and Kitchen to the ground floor with two impressive double Bedrooms and family Bathroom to the first floor.

Externally, the property boasts driveway parking for two vehicles to the front elevation with private rear enclosed garden, mainly laid to lawn patio space ideal for entertaining. A combination of mature shrubbery and stone walls border and secure the garden making it perfect for those with pets and young children.

Entrance

Accessed via UPVC double glazed door to side elevation with doorways to Lounge and Dining Room. Carpeted stairs rise to first floor.

Lounge

14' 3" x 10' 9" (4.34m x 3.28m) With double glazed bay window to front elevation, wall mounted radiator and wooden flooring. The centre piece of this room is gas fire set in decorative surround on raised hearth.

Dining Room

14' 6" x 12' 10" (4.42m x 3.91m) With double glazed window to rear elevation, wall mounted radiator and wooden flooring. Understairs cupboard provides storage capacity.

Kitchen

11' 9" x 5' 11" (3.58m x 1.80m) Featuring a range of base cupboards and eye level units with complimentary worktops and stainless steel inset sink. Double glazed window features to side elevation with UPVC double glazed door accessing rear garden.

Landing

Accessing both Bedrooms and the family Bathroom.

Bedroom One

13' 2" x 9' 9" (4.01m x 2.97m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. in built storage provides additional closet space.

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. in built storage provides additional closet

space.

Bathroom

5' 10" x 5' 6" (1.78m x 1.68m) A tiled three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Tiled flooring runs throughout whilst double glazed obscured window to side elevation and wall mounted heated towel rail complete the space.

Outside

Externally, the property boasts driveway parking for two vehicles to the front elevation with private rear enclosed garden, mainly laid to lawn patio space ideal for entertaining. A combination of mature shrubbery and stone walls border and secure the garden making it perfect for those with pets and young children.

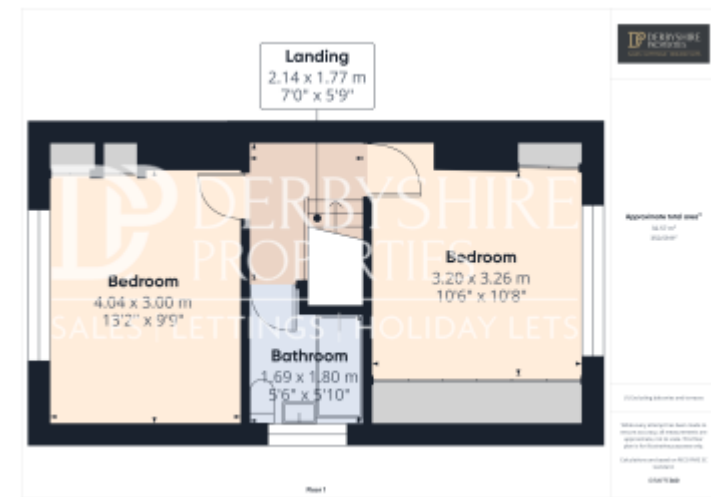
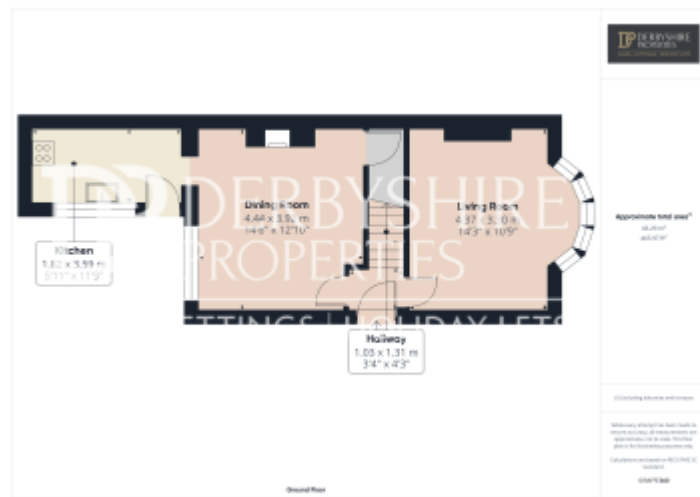
Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

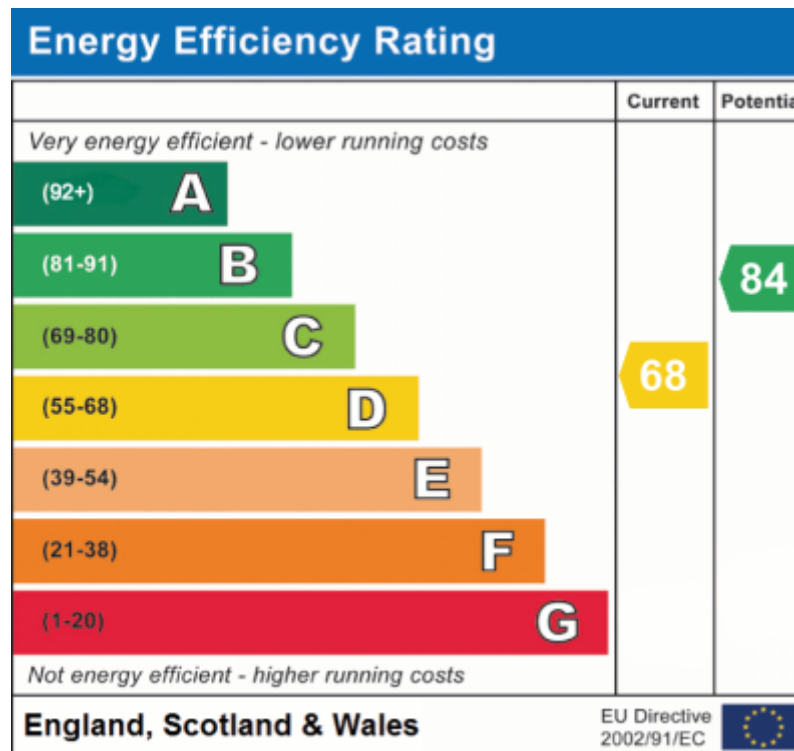
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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 © 2025 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY



Telephone: 01773 832355

 **DERBYSHIRE**
PROPERTIES
= RAMP & RENTALS =

www.derbyshireproperties.com