



Treetops, 18 Springfield View  
Ripley





18  
**Springfield View**  
**Ripley**  
**Derbyshire**  
**DE5 3UN**



4



3



2



TBC

An attractive, four/five bedroom brick built property, with off road parking, integral single garage and attractive gardens, with direct access onto open parkland. The property offers three double & one single bedrooms, including a master suite providing attractive views over the garden and field behind. Flexible living space offering opportunity for home working with office/studio.

Located in a quiet cul de sac the property offers privacy, whilst also being close to all the amenities of the area

**Offers over:**

**£400,000**



Bakewell Office - 01629 812777



Bakewell@bagshaws.com





# Ground Floor

Entered through a glazed UPVC light oak door into a large hallway, the ground floor hosts two double bedrooms, both with front aspect bay windows, a well-equipped family bathroom and high spec kitchen with integral Neff 5 ring hob and inset Neff oven, microwave/combi oven and warming drawer, integrated Neff dishwasher, and fridge freezer, granite countertops and timber wall and floor units. Leading off to a double aspect lounge with open plan dining/study area and Orangery with UPVC light oak patio doors leading to the rear garden. The integral single garage houses the gas fired combi boiler and electrical fuse-box.







## Lower Ground Floor

The staircase leads down into the rear entrance hall, providing access to what could be utilised as two bedrooms, but are currently an art studio and a utility/work area. The master suite is spacious, light accommodation, with UPVC light oak patio doors leading out to the rear garden with far reaching views towards Pentrich and Crich, ample built wooden, locally made wardrobes, and an attractive high spec en-suite.

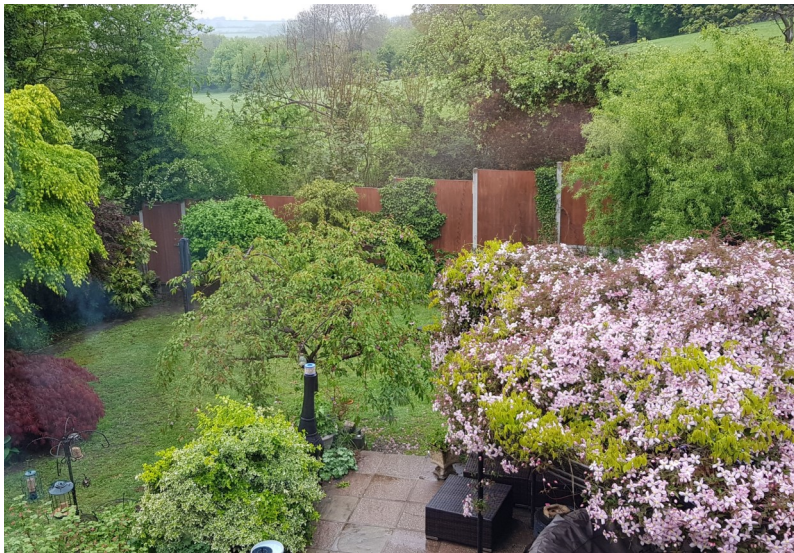




# Externally

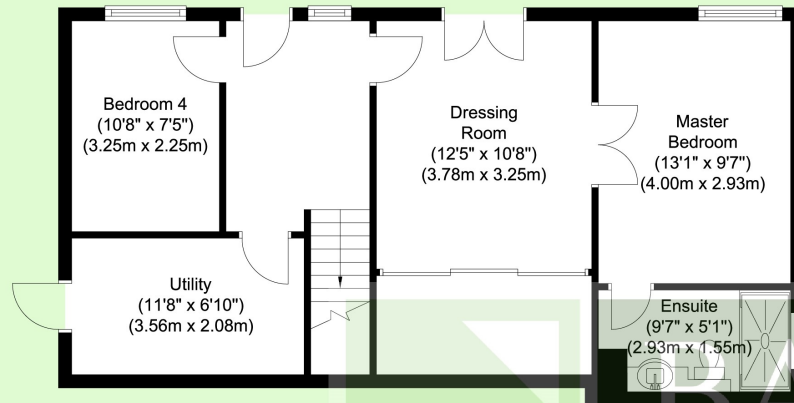
To the front the property benefits from off road parking for two/three vehicles on the driveway. A further parking space to the side of the property offers parking for a further vehicle/ caravan.

The side of the property hosts a small private gravelled garden with shed for storage, leading to the rear garden which has an attractive patio space. The garden is mostly laid to lawn, with borders of mature shrubs and mature trees.

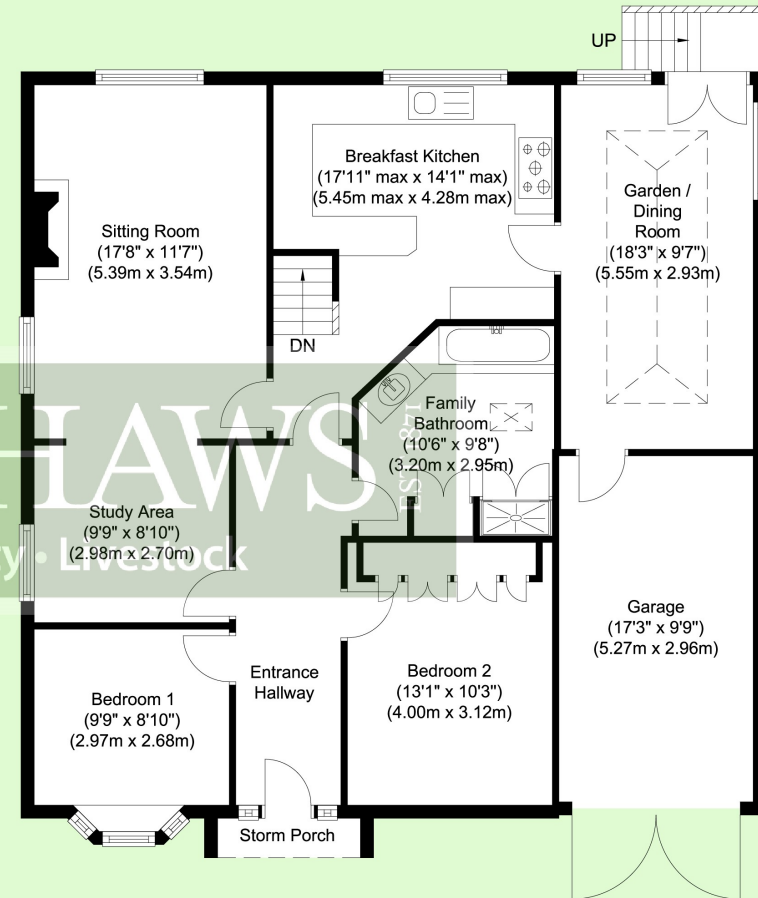




## Lower Ground Floor



## Ground Floor



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Assessments First**



# General Information

## Services:

Mains water, drainage, gas and electricity are connected to the property.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

## Local Planning Authority

Amber Valley Borough Council

## Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

## Council Tax Band – D

## Solicitors

Lovedays solicitors—Matlock

## EPC – C

## Method of Sale:

The property is for sale by private treaty.

## Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: [Bakewell@bagshaws.com](mailto:Bakewell@bagshaws.com).







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