Home 2 Sell

Quality Service For Less

264 Nottingham Road

Ripley, DE5 3JT

£350,000

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Home2Sell are delighted to offer For Sale this very well proportioned five bedroom detached house conveniently located for ease of access for local amenities and major transport connections via the A610 and A38. An internal inspection of the property will reveal an entrance hall, a large dining kitchen, conservatory, two reception rooms both with feature fire places, utility room and a shower room. To the first floor are four double bedrooms plus a fifth single bedroom, and a family bathroom. Outside at the front there is ample off road parking for four to five vehicles and a garage. The rear garden benefits from a good degree of privacy with a patio, lawn and fish pond. The property also benefits from double glazing and gas central heating.

Entrance Hall
A welcoming reception space with a beautiful wooden floor and the stairs rising to the first floor.

Living Room
19'5" 11'1" (5.92m 3.39m)
Generous size living room having a feature raised and recessed fire place having a stone surround, mantle piece and hearth. Double doors open to the rear garden patio area.

Dining/Sitting Room
14'11" x 11'4" (4.57m x 3.46m)
The second well proportioned reception room has a feature period style fire place with a decorative tiled back drop, tiled hearth and wooden surround. Feature wooden flooring.

Utility Store room
Storage cupboards, single sink and drainer with mixer tap, doors to the rear garden and shower room. Space and plumbing for a washing machine.

Shower Room
Appointed with a low flushing WC, wash hand basin and a shower enclosure.

Kitchen Diner
20'6" max x 14'0" max (6.27m max x 4.27m max)
Large Kitchen diner appointed with a comprehensive range of matching wall and base units having roll edge work tops. Integral appliances include an electric hob with extractor hood above, double electric oven and a dishwasher. Inset one and a quarter bowl sink and drainer with mixer tap. Double doors opening to the rear garden patio area and double doors to the conservatory.

Conservatory
19'1" x 8'9" plus 13'9" (5.83m x 2.69m plus 4.20m)
An spacious addition to the living space providing a very pleasant sitting/dining room overlooking the rear garden.

Stairs and Landing
Rising from the entrance hall below and leading to all the principle first floor rooms. Loft access hatch having a fold down ladder.

Bedroom One
13'4" x 11'4" (4.08m x 3.46m)
Having a range of fitted wardrobes and over bed storage cupboards. Window to the rear elevation.

Bedroom Two
10'10" x 11'3" (3.32m x 3.45m)
The second double bedroom has a window to the front elevation over looking playing fields.

Bedroom Three
10'11" x 7'9" (3.34m x 2.38m)
The third double bedroom has a window over looking the rear garden.

Bedroom Four
12'5" x 7'9" (3.80m x 2.38m)
The fourth double bedroom has a window to the front elevation over looking local playing fields.

Bedroom Five
6'9" x 5'10" (2.06m x 1.79m)
The fifth bedroom has a window to the front elevation over looking local playing fields.

Bathroom
Appointed with a corner whirlpool style bath, vanity wash hand basin and a low flushing WC.

Tel: 01773 823 200

Outside

To the front of the property is driveway parking for five vehicles and a recessed storm porch to the front door. The rear garden has a paved patio seating area over looking the main garden. Steps down to the lawn with mature borders. Purpose built fish pond-currently unused.

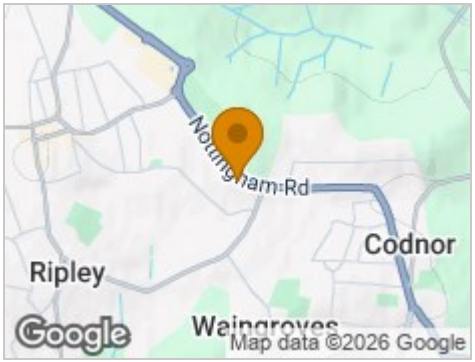
Garage

Having a remote control electric shutter door.

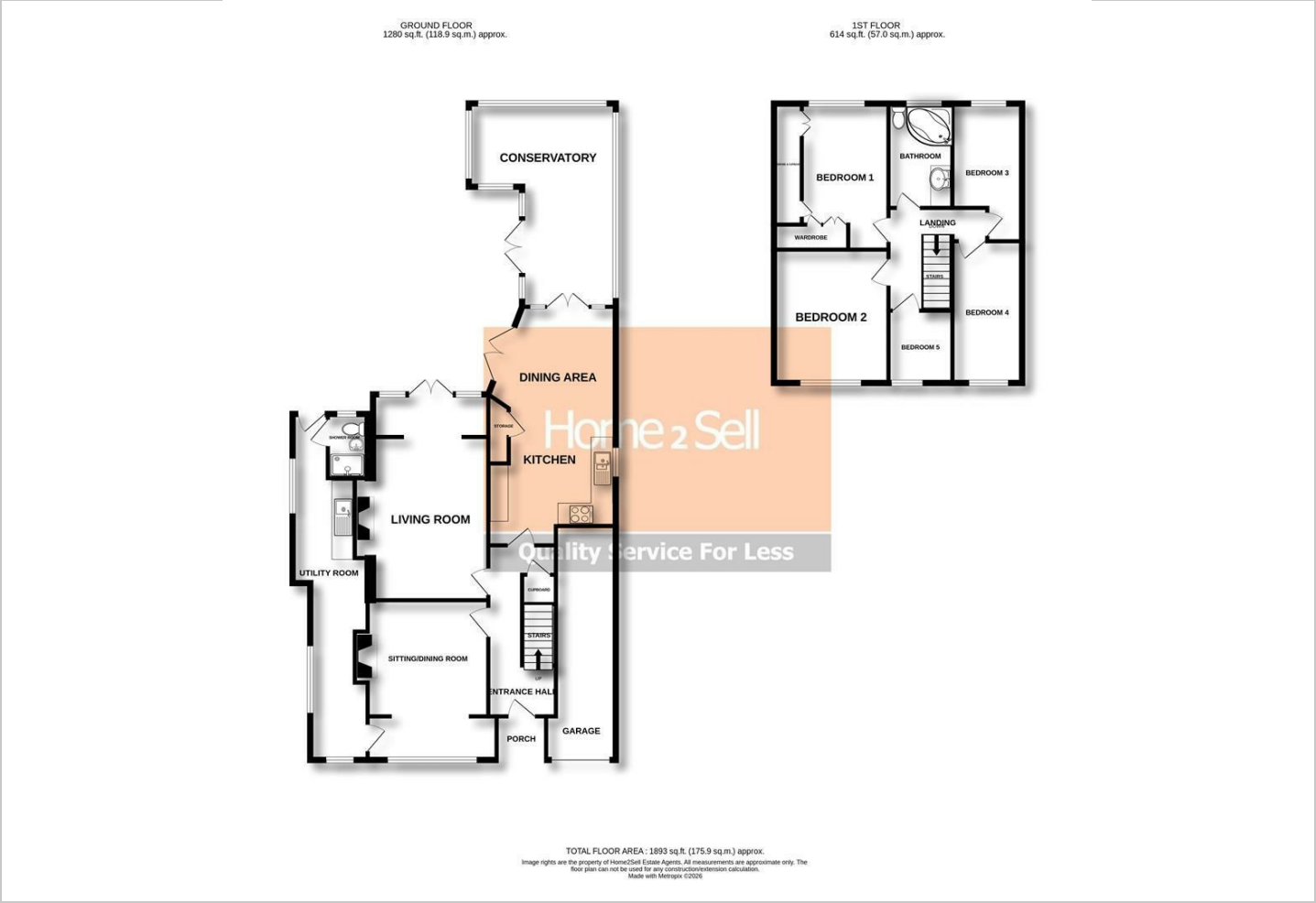
Road Map

Hybrid Map

Terrain Map



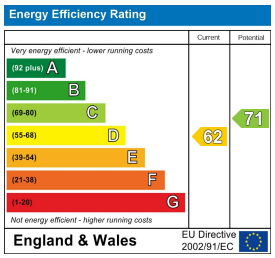
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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