



Crosshill
Codnor Ripley



Property Description

A rare and exciting opportunity to acquire a truly unique and versatile property offering exceptional potential in a highly sought after setting. This impressive one off residence can be purchased as one substantial unit or as two separate properties under individual titles, making it ideal for multi generational living, investment purposes or buyers seeking additional accommodation alongside a main home.

The main residence is a spacious and beautifully presented two bedroom semi detached property finished to a high standard throughout. Benefitting from serviced boiler systems, updated electrics and stunning oak flooring, the property offers generous living accommodation alongside an extremely large frontage, extensive driveway parking and a spectacular rear garden enjoying beautiful far reaching views.

Attached to the main home is a separate one bedroom property with its own private access, generous frontage, driveway parking for up to three vehicles and a large rear garden also benefitting from outstanding far reaching views.

Properties offering this level of flexibility, space and potential are rarely available and early viewing is highly recommended to fully appreciate everything on offer.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 152.8 m² (1,645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

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13 Market Street
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EPC Rating: E Council Tax
 Band: A

view this property online hallandbenon.co.uk/Property/HNR103578

Tenure: Freehold



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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