



Derby Road
Denby RIPLEY



Derby Road Denby RIPLEY DE5 8NQ

for sale offers in the region of
£190,000



Property Description

Burchell Edwards are delighted to present to the market this spacious, two bedroom semi detached home located on Derby Road, Denby. This could be the one you have been waiting for and is set on a generously sized plot. This is in a particularly desirable location, down the road from the famous Denby Pottery. There are plenty of local amenities conveniently nearby, including shops, pubs and restaurants, and schools. There are public transport links to the larger towns nearby, and major road networks including the A38 and M1 are a short commute away.

To the ground floor you will find an entrance hallway, the lounge, the dining room, and the kitchen. There are two bedrooms and bathroom on the first floor. Outside, there is an ample driveway for multiple vehicles to the front. The side gate encloses the tiered rear garden, consisting of a patio area, two lawned areas and a shed at the back, with a paving-slatted path running up the side and numerous well-stocked borders for plants and shrubs.

Viewings are highly advised to appreciate this charming home! To take advantage of this wonderful opportunity, please call Burchell Edwards today!

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.

Entrance Hallway

Accessed via entrance door leading into the hallway with carpet flooring, ceiling light and door to the lounge.

Lounge

13' 2" Max into recess x 11' 11" (4.01m Max into recess x 3.63m)

Having a fireplace, carpet flooring, a radiator, coving, ceiling light, wall lights and UPVC window to the front elevation.

Dining Room

16' 7" Max into recess x 9' 10" (5.05m Max into recess x 3.00m)

Having carpet flooring, a radiator, door to understairs storage cupboard, ceiling light, coving, gas fireplace and UPVC windows to the rear and side elevation.

Kitchen

10' 11" x 8' 8" (3.33m x 2.64m)

Having a rear elevation double glazed window, wall and base units with work surfaces over, two eye-level ovens, inset sink with mixer tap over, a radiator and splashback tiles.

First Floor Landing

having carpet flooring and UPVC window.

Bedroom One

.13' 2" Max into recess x 11' 11" (4.01m Max into recess x 3.63m)

Having carpet flooring, a radiator, ceiling light, coving, fitted wardrobe and window.

Bedroom Two

9' 9" Max into recess x 9' 1" max into recess (2.97m Max into recess x 2.77m max into recess)

Bathroom

Having a bath with electric shower over, low level W.C, wash hand basin, a radiator, splashback tiles, ceiling light and UPVC window to the rear.

Outside

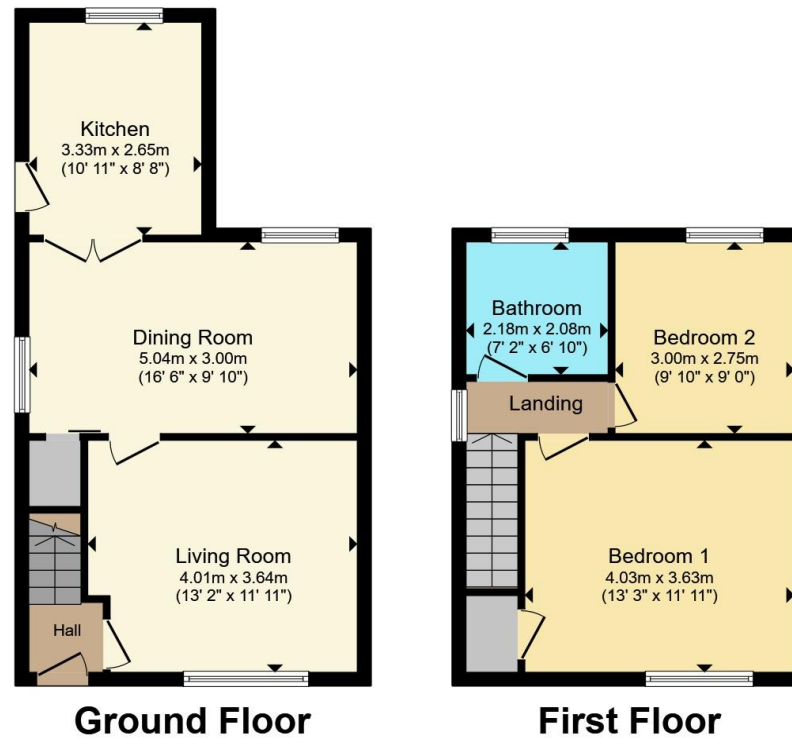
To the front of the property is driveway providing off road parking.

The tiered rear garden consists of a patio area, two lawned areas and a shed at the back, with a paving-slabbed path running up the side and numerous well-stocked borders for plants and shrubs.









Total floor area 76.8 m² (827 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 Burchell Edwards on

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4 Grosvenor Road
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/RIP207767



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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