

Hollywell Avenue
Codnor Ripley

burchell edwards

# Hollywell Avenue
# Codnor Ripley DE5 9SG

for sale offers over
**£325,000**







## Property Description

Burchell Edwards are delighted to bring to the market this detached, four/five double bedroom, former carehome on Hollywell Avenue, Codnor. Set on an extremely generous plot on a desirable cul de sac location, this is an exciting opportunity with remarkable potential for the next owner!

To the ground floor there is a large entrance hall/reception room leading to the dining room and kitchen. Continuing through the dining area you will find the conservatory as well as inner hallway leading to a cloakroom/WC and the lounge/formerly used as a fifth bedroom and shower room. Upstairs, the landing provides access to four double bedrooms, two of which have en suites, and another kitchen. Externally to the front, there is an open space which would provide ample space for off road parking should you wish, subject to dropping the curb. Through the car port there is a car park plus an enclosed rear garden with a patio area and lawn.

The property is located on a cul de sac close to local amenities and public transport links. An internal inspection is highly recommended so call Burchell Edwards for more information 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.

## Front Reception Room

16' 9" Max x 10' 1" ( 5.11m Max x 3.07m )

Having laminate flooring, stairs, spot lights, front entrance door and window to the rear.

## Lounge/ Bedroom Five

14' 7" Max x 12' 10" Max into chimney breast ( 4.45m Max x 3.91m Max into chimney breast )

Having laminate flooring, a radiator, ceiling light, coving to the ceiling and bay window to the front elevation.

## En Suite

Having walk-in shower, low level W.C, wash hand basin, extractor fan, heated towel rail, tiled walls and spot lights.

## Inner Hall

Having door to the stairs leading to the first floor, door to the W.C and dining room.

## Cloakroom

Having low level W.C, wash hand basin, extractor fan, ceiling light, a radiator and tiled walls.

## Dining Room

.12' 10" Max x 10' 4" Max into chimney breast ( 3.91m Max x 3.15m Max into chimney breast )

Having laminate flooring, a radiator and opens to the kitchen.

## Kitchen

10' 4" x 7' 6" ( 3.15m x 2.29m )

Having fitted wall and base units with work surfaces over, electric cooker with cooker hood, inset sink, spot lights, boiler cupboard.

## Conservatory

13' 10" x 9' 1" Plus door recess ( 4.22m x 2.77m Plus door recess )

Having patio doors to the garden.

## First Floor Landing

Having a window, a radiator , fitted unit, ceiling light and loft access.

## Bedroom One

13' x 9' 1" Into the chimney breast ( 3.96m x 2.77m Into the chimney breast )
Having carpet flooring, a radiator, ceiling light and window to the front elevation.

## En Suite

Having a shower cubicle, low level W.C, wash hand basin, extractor fan, heated towel rail, tiled walls and spot lights.

## Bedroom Two

13' 1" x 8' 7" ( 3.99m x 2.62m )
Having carpet flooring, a radiator, ceiling light, window to the rear.

## En Suite

Having a shower cubicle, low level W.C, wash hand basin, heated towel rail, extractor fan and tiled walls.

## Bedroom Three

12' 11" Max x 12' 3" ( 3.94m Max x 3.73m )
Having carpet flooring, a radiator, ceiling light and window to the front.

## Bedroom Four

12' 10" Max x 10' 5" Into chimney breast ( 3.91m Max x 3.17m Into chimney breast )
Having a radiator, ceiling light, coving to the ceiling and window to the rear.

## Second Kitchen

9' x 6' 4" ( 2.74m x 1.93m )
Having fitted wall and base units with work surfaces over, electric cooker with cooker hood, inset sink, spot lights and window to the front.

## Outside

To the front is a wide driveway providing ample off road parking and leading to a carport to the side which has lighting and leads to the rear.
To the rear the garden is enclosed with fencing and has a lawned section, patio area and a further car park.








Fire exit












**Ground Floor** **First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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4 Grosvenor Road
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/RIP207542**

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