



12 COACH ROAD

Butterley, Ripley, Derbyshire, DE5 3UB

 **Digby & Finch**
ESTATE AGENTS

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Built in 2007, this beautifully presented, three-bedroom stone property benefits from stunning interiors, an easily maintainable, landscaped rear garden and beautiful views to the front.

GROUND FLOOR

The front door opens into the entrance hallway, with stairs rising to the first floor and door to the living room, the dining kitchen and the downstairs cloakroom fitted with a wash hand basin and WC.

The sitting room is of good proportions whilst still providing a homely space with views to the front.

The open plan living dining kitchen which has been recently extended benefits from dual aspect views to the front and rear of the property with bifold doors that lead out onto the beautifully landscaped rear garden from the sitting area also featuring a glass lantern window above flooding the room with natural light. The kitchen which has been recently updated provides plentiful storage, with a range of base units that house the electric hob and inlayed sink and two sets of full height units, containing the built-in double oven and fridge/freezer.

FIRST FLOOR

Stairs rise to the first-floor landing, providing access to the three bedrooms and the family bathroom.

The principal bedroom suite, located to the left hand side of the property, benefits from fitted wardrobes and an ensuite with shower, wash hand basin and WC.

The second and third bedrooms are located to the right hand side of the property, with bedroom three benefitting from fitted wardrobes.





A family bathroom completes the first-floor accommodation, fitted with a bath, wash hand basin and WC.

GROUNDS & GARDENS

The Cromford View scheme on Butterley Hill, Ripley is a fantastic collection of homes, surrounded by countryside yet just minutes from the Butterley Steam Railway Station, the A610 and major road links to Derby and Nottingham via the A38, M1 and A6.

Ripley offers excellent schools, shopping and leisure facilities, whilst providing the gateway to the stunning Peak District. For those who want to get out and explore, Ripley is also surrounded by a range of attractions, such as Carsington Water, the High Peak Trail and Chatsworth.

LOCAL AMENITIES

The Cromford View scheme on Butterley Hill, Ripley is a fantastic collection of homes, on the edge of the historic Butterley Park surrounded by countryside yet just minutes from the A610 and major road links to Derby and Nottingham via the A38, M1 and A6.

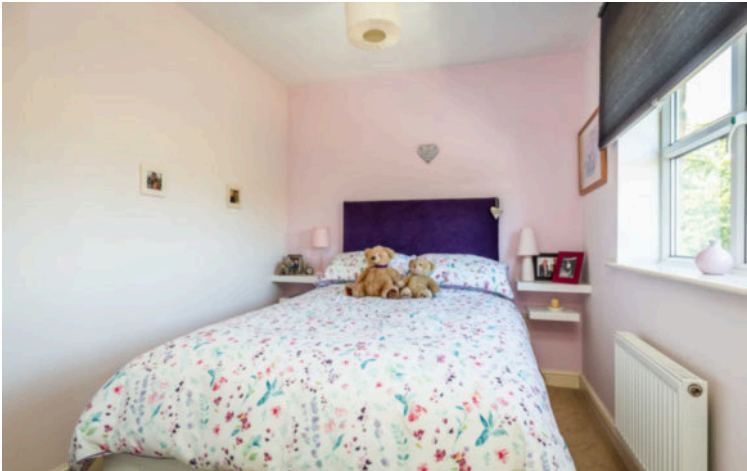
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SERVICES

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination boiler. None of the services or appliances have been tested by the agent.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may





be, any such fittings, etc. whether mentioned in these particulars or not. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.

LOCAL AUTHORITY

Amber Valley Borough Council
Council Tax Band: B

TENURE

Freehold for sale by private treaty.

POSSESSION

Vacant possession upon completion.

VIEWING

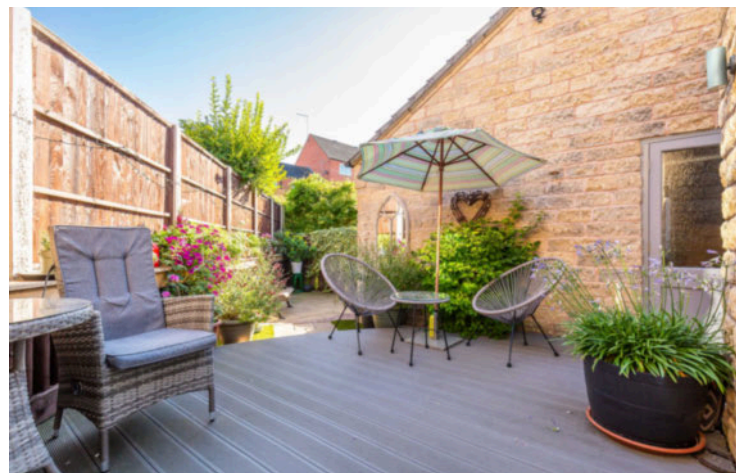
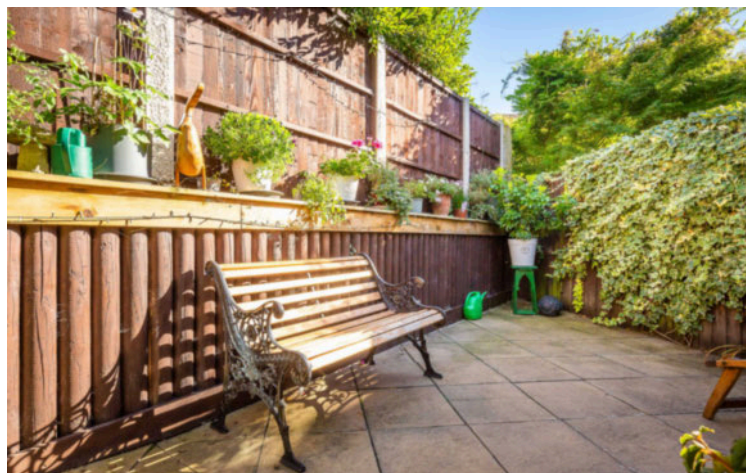
Strictly by appointment through Digby & Finch.

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

AGENTS NOTE

We declare that there is a personal interest in the sale of this property. The property is being sold on behalf of a family member of staff within Digby & Finch.




Digby & Finch

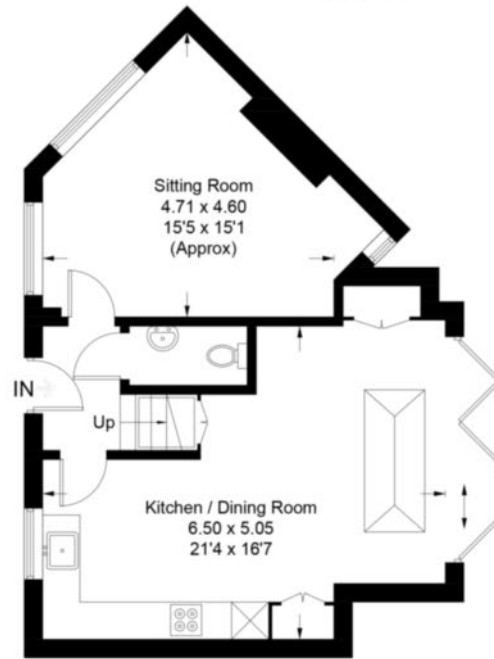
12 Main Road, Radcliffe on Trent,
Nottingham, NG12 2FH
Telephone: 01159 505 444
nottingham@digbyandfinch.com
digbyandfinch.com

12 Coach Road, Ripley, DE5 3UB

Approximate Gross Internal Area = 91.4 sq m / 984 sq ft



 = Reduced headroom below 1.5m / 5'0"




Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID888819)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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01159 505 444
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