



Ivy Grove, Ripley, DE5 3HN

Asking Price Of £209,950

SMARTMOVE HOMES are delighted to bring to the market this excellent property within walking distance to the town centre, the property briefly comprises of an entrance hallway, living room, open plan kitchen/diner, study, utility and modern bathroom to the ground floor. To the first floor landing there are three double bedrooms, spacious landing and WC, outside there is a sizeable garden with off road parking to the rear of the garden.



Property Description

GROUND FLOOR

HALLWAY

Composite door to front elevation and radiator.

LIVING ROOM

13' 2" x 11' 0" (4.01m x 3.35m) Bay window to front elevation, gas fire, radiator and herringbone wood flooring.

STUDY

11' 0" x 5' 3" (3.35m x 1.6m) Under stairs study with power, lighting and carpeted flooring.

SITTING/DINING ROOM

14' 4" x 13' 9" (4.37m x 4.19m) Window to rear elevation, radiator and feature fire place with multi fuel wood burner and wooden hearth.

KITCHEN

15' 3" x 7' 5" (4.65m x 2.26m) Modern fitted kitchen comprising of matching wall and base units, work surface with integrated Belfast sink and drainer, four ring gas hob with extractor fan above, integrated electric oven and grill, built in fridge/freezer and dishwasher. Two windows to side elevation, door to side elevation, down lights and radiator.

UTILITY ROOM

Window to side elevation, space and plumbing for washing machine and tumble dryer, work surface with storage cupboards, tiled splash back and tiled flooring.

BATHROOM

Three piece bathroom suite comprising of WC, wash basin over vanity unit and P shaped bath with mains





fed shower over. Obscured glass window to rear elevation, extractor fan, towel rail, radiator and lino flooring.

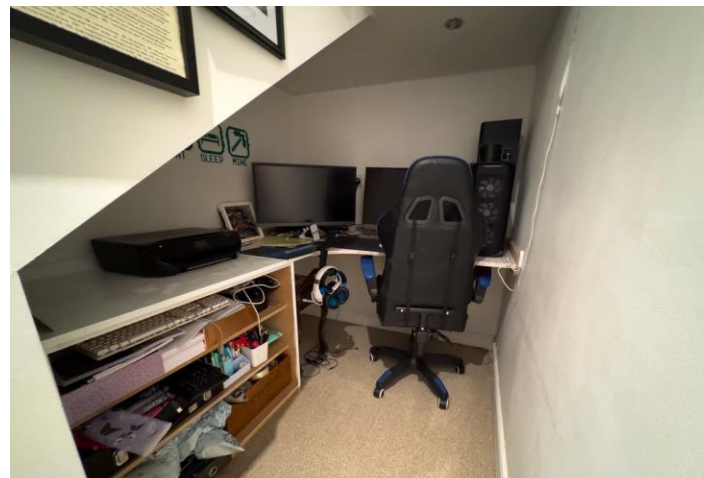
FIRST FLOOR

FIRST FLOOR LANDING

Access to loft space and radiator.

MASTER BEDROOM

Large double bedroom with window to front and radiator.



BEDROOM TWO

12' 1" x 9' 4" (3.68m x 2.84m) Double bedroom with window to rear elevation and radiator.

BEDROOM THREE

12' 1" x 8' 7" (3.68m x 2.62m) Double bedroom with window to rear elevation and radiator.

WC

5' 2" x 3' 6" (1.57m x 1.07m) WC, wash basin, radiator, tiled walls and flooring.

OUTSIDE

REAR GARDEN

Enclosed rear garden with patio surrounding laid lawn and seating area to rear.

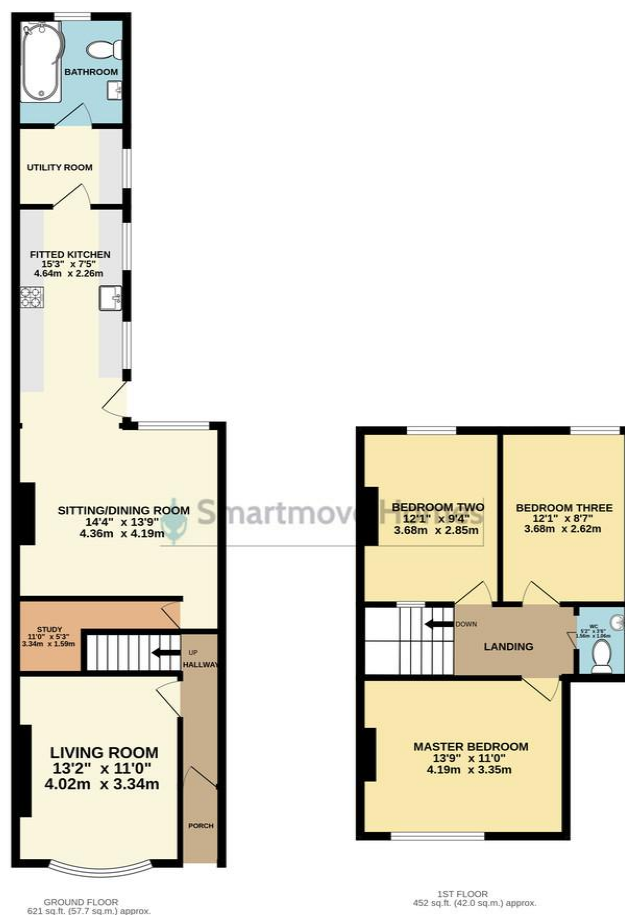
OFF ROAD PARKING

Off road parking with space for two vehicles.

Tenure: Freehold

EPC: TBC





TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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