



Cromford Road, Ripley, Derbyshire, DE5 3FP

Offers In Region Of £195,000

- WALKING DISTANCE TO TOWN CENTRE - LINK DETACHED PROPERTY WITH THREE BEDROOMS, TWO RECEPTIONS ROOMS, GREAT VIEWS AND AMPLE OFF ROAD PARKING TO REAR. SMARTMOVE HOMES are delighted to bring to the market, this three bedroom link-detached family home just a short walk to town. Briefly comprising of hallway, lounge, dining room, kitchen, downstairs WC. To the first landing there is three bedrooms and family bathroom. Outside to the rear elevation there is a lawned garden and ample off-road parking. To arrange to view please contact SMARTMOVE HOMES. COUNCIL TAX BAND B - EPC RATING - B



## Property Description

### GROUND FLOOR

#### ENTRANCE HALL

Enter through a door to the side elevation of the property in to the main hallway. The space offers access to the WC, lounge, dining room and first floor landing. The hallway has been finished with a light laminate floor and neutral decor.

#### LIVING ROOM

To the front of the room is a double glazed bay window to front elevation. There is a chimney breast with blocked off feature fireplace. The lounge has been finished with neutral carpet flooring and a wall mounted radiator.

#### DINING/SITTING ROOM

To the rear elevation is a double glazed window, oak effect laminate flooring and radiator.

#### FITTED KITCHEN

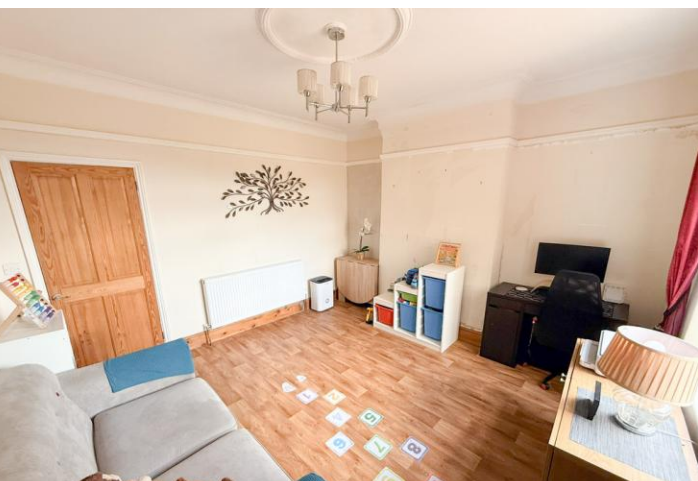
Modern fitted kitchen with matching wall and base units finished with white high gloss fronts with a stone effect laminate work surfaces and tiled splashbacks. Integrated appliances including electric oven, gas hob with extractor over, and space for a fridge freezer and a sink and drainer. Double glazed window, double glazed composite door to the side elevation and oak effect vinyl floor.

#### DOWNSTAIRS WC

Comprising of a low flush WC, hand wash basin and pedestal, extractor fan and a tile effect laminate floor.

#### CELLAR





#### FIRST FLOOR LANDING

Gallery style landing with double glazed windows to the front and side elevations and radiator.

#### MASTER BEDROOM

Double bedroom with double glazed Juliet window to the rear elevation and radiator.

#### BEDROOM TWO

Double bedroom with double glazed window to the front elevation and radiator.

#### BEDROOM THREE

Double glazed window to the rear elevation and radiator.



#### BATHROOM

The bathroom is currently under renovation works and will be completed before completion and will comprises of a WC, hand wash basin and pedestal, fitted bath with shower over and glass screen and a heated towel rail. To the side elevation of the room is a new double glazed privacy window.

#### OUTSIDE

#### ENCLOSED REAR GARDEN

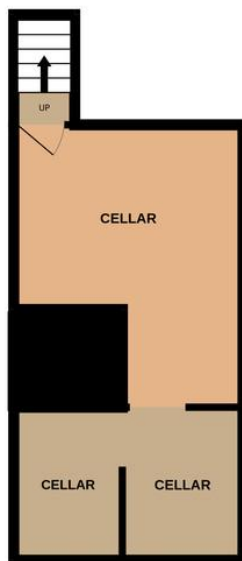
The garden to the rear leading from the property is a generous decked area with picket fencing that is elevated from the rest of the garden. On this level there is also a brick built outhouse that is ideal for storage. Access to the cellar is also below the decking and an air source heat pump. The next level down has been laid to lawn and has secure fences around the perimeter with a gate down to the parking area.



#### OFF ROAD PARKING

Concrete driveway for three/four vehicles accessed to the rear of the property.

BASEMENT  
269 sq.ft. (25.0 sq.m.) approx.



GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1325 sq.ft. (123.1 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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