



**Dannah Street, Ripley, Derbyshire, DE5 3BD**

**Asking Price Of £269,950**

- EXTENDED THREE DOUBLE BEDROOM DETACHED FAMILY HOME WITH AMPLE OFF ROAD PARKING AND 1 & 1/2 GARAGE, MULTIPLE RECEPTION ROOMS AND LOFT ROOM - SMARTMOVE HOMES are delighted to bring to the market this excellent property with walking distance to St Johns Primary School briefly comprising of an entrance hallway, open plan lounge/dining/sitting room, fitted kitchen/diner, storage room and a family/games room to the ground floor. To the first floor landing there are three double bedrooms, four piece bathroom suite and a staircase leading from the master bedroom into the converted loft room. Outside there is an enclosed and private garden with ample off road parking and larger than average garage. To book an internal inspection please contact SMARTMOVE HOMES as soon as possible.





## Property Description

### GROUND FLOOR

#### ENTRANCE HALL

UPVC door with obscured glass to front elevation, radiator and wooden flooring.

#### LIVING ROOM

13' 2" x 12' 10" (4.01m x 3.91m) Open plan living/dining room with window to front elevation, radiator and wooden flooring.

#### DINING ROOM

11' 11" x 10' 5" (3.63m x 3.18m) Open plan living/dining room with window to rear elevation, feature gas fireplace with surround, radiator, wooden flooring and access to under stairs cupboard .

#### FITTED KITCHEN/DINER

19' 6" x 9' 3" (5.94m x 2.82m) Modern fitted kitchen/diner comprising of matching wall and base units, work surface with single sink and drainer, integrated electric oven and grill, integrated electric hob with extractor fan above and space and plumbing for washing machine and dryer. Two windows and door with obscured glass window to side elevation, radiator, LED down lighters and tiled flooring.

#### FAMILY/GAMES ROOM

19' 6" x 8' 5" (5.94m x 2.57m) Family room with French doors to rear elevation, door to side elevation, radiator and tiled flooring.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Window to side elevation and radiator.







#### MASTER BEDROOM

15' 11" x 12' 10" (4.85m x 3.91m) Large double bedroom with two windows to front elevation, radiator and stairs leading to loft room.

#### BEDROOM TWO

11' 10" x 10' 5" (3.61m x 3.18m) Double bedroom with window to rear elevation and radiator.

#### BEDROOM THREE

12' 8" x 10' 11" (3.86m x 3.33m) Double bedroom with window to side elevation and radiator.



#### BATHROOM SUITE

Four piece suite comprising of WC, pedestal wash basin, bath, double stand alone shower unit, towel rail, lino flooring, tiled walls and obscured window to side elevation.

#### SECOND FLOOR

#### LOFT ROOM

15' 11" x 12' 5" (4.85m x 3.78m) Decorated loft room with skylight to rear elevation.

#### OUTSIDE

#### REAR GARDEN

Enclosed low maintenance rear garden with patio seating area, laid lawn and additional seating area to rear.

#### OFF ROAD PARKING/GARAGE

Off road parking with space for several vehicles and a 1 & 1/2 detached garage with up and over door and door to side elevation, lighting and electrics.

#### ADDITIONAL INFORMATION

Tenure: Freehold

EPC: E



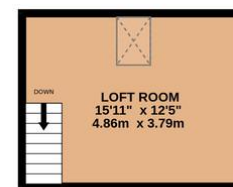
GROUND FLOOR  
734 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



2ND FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA: 1495 sq.ft. (138.9 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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