



## Bridle Lane, Ripley, DE5 3BL

Asking Price Of £229,950

- NEW TO THE MARKET - EXTENDED THREE BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION WITH GENEROUS GARDEN PLOT, OPEN PLAN LIVING AND AMPLE PARKING - SMARTMOVE HOMES are pleased to bring to the market this excellent family home in the heart of Ripley, conveniently located within walking distance to all amenities, briefly comprising of an entrance hallway, spacious living room with wood burner and an open plan kitchen/diner to the ground floor. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside there is a large enclosed garden with summerhouse, workshop and long driveway to the front with off road parking for multiple vehicles. To book a viewing please contact SMARTMOVE HOMES.





## Property Description

### GROUND FLOOR

#### ENTRANCE HALL

Door to the front elevation, laminate floor, central heating radiator and stairs leading up to first floor landing.

#### LIVING ROOM

17' 9" x 11' 10" (5.41m x 3.61m) Spacious living room with window to front elevation, sliding doors to rear elevation overlooking the garden, dual fuel wooden coal burning stove with wooden lintel and hearth. Two central heating radiators continued laminate floor and wall mounted lighting.

#### OPEN PLAN DINING ROOM

12' 1" x 6' 11" (3.68m x 2.11m) Obscure window to rear elevation, tiled floor, central heating radiator and access to the under stairs storage cupboard.

#### FITTED KITCHEN

13' 6" x 10' 3" (4.11m x 3.12m) Fitted kitchen with matching wall and base units, work surface with inset 1 1/2 composite sink and drainer, built in induction hob with extractor fan over and electric oven, space for a tall fridge freezer, additional space for under counter fridge freezer and space and plumbing for a washing machine. Door with side panel window and additional window to side elevation, fully tiled floor, central heating radiator and cupboard housing newly fitted combi boiler.



### FIRST FLOOR

#### FIRST FLOOR LANDING

Access to the loft.





### MASTER BEDROOM

11' 10" x 10' 4" (3.61m x 3.15m) Double bedroom with window to front elevation, space for a wall mounted TV, central heating radiator and over stairs storage cupboard with lighting and window to front elevation.

### BEDROOM TWO

13' 1" x 10' 4" (3.99m x 3.15m) Double bedroom with window to side elevation and central heating radiator.

### BEDROOM THREE

11' 9" x 6' 11" (3.58m x 2.11m) Good sized third bedroom with window to rear elevation and central heating radiator.



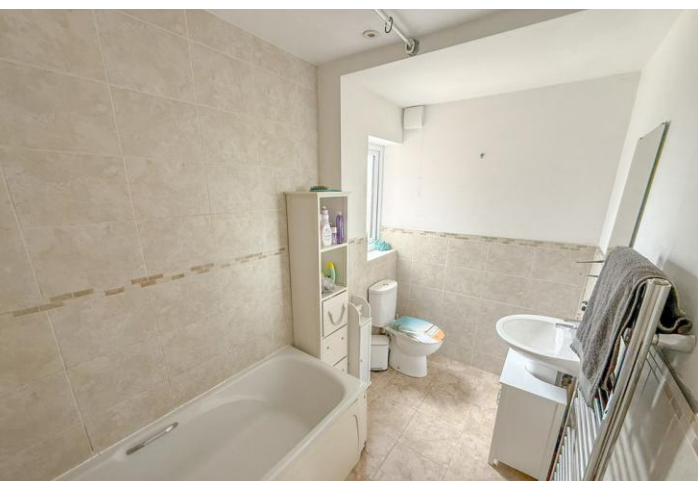
### BATHROOM

9' 11" x 5' 7" (3.02m x 1.7m) Three piece bathroom suite comprising of a single fitted bath with mains fed shower over, pedestal wash basin and WC. Obscure window to side elevation, heated towel rail, fully tiled floor, half tiled walls, extractor fan and LED lighting

### OUTSIDE

### REAR GARDEN

Generous Garden plot with laid lawn, wooden decked seating area, raised patio seating area and outside power, lighting and water. Summer house and shed to the rear and an outhouse with space for a tumble dryer and additional outside storage.



### OFF ROAD PARKING

Ample off-road parking for 4 vehicles on a tarmacked drive.

### EPC/TENURE

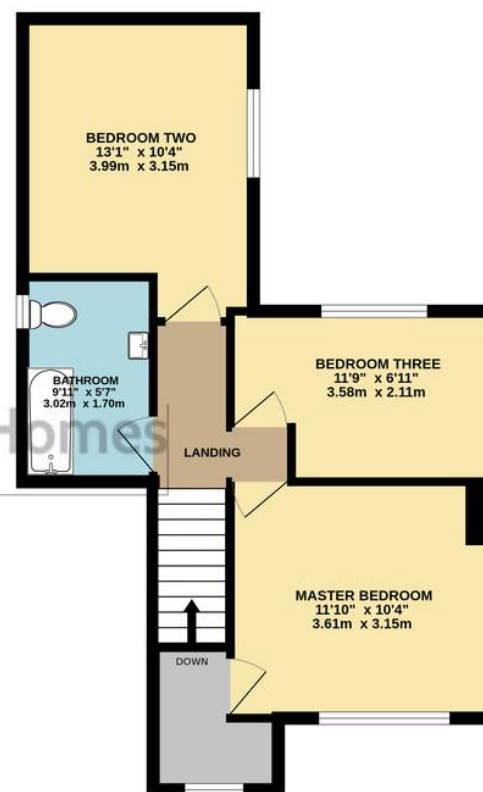
EPC- C

TENURE- FREEHOLD

GROUND FLOOR



1ST FLOOR



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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