



Smartmove Homes

Sales, Lettings and New Homes



Church Street | Waingroves | Ripley | DE5 9TE

SMARTMOVE HOMES are pleased to bring to the market this fantastic family home in Waingroves briefly comprising of an entrance hallway, living room, open plan living kitchen/diner and has utility and WC to the ground floor. To the first floor landing there are three bedrooms and a modern family bathroom. Outside there is an large landscaped garden with summer house and off road parking leading to a single garage.

Asking Price Of £290,000

- IMMACULATLY PRESENTED
- EXTENDED DETACHED HOUSE
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- MODERN BATHROOM



Property Description

GROUND FLOOR

ENTRANCE HALL

Wooden door with obscure glass to front elevation, oak floor and stairs which access the first floor landing.

LIVING ROOM

13' 10" x 11' 9" (4.22m x 3.58m) Living room with large bay window to front elevation, carpeted floor and central heating radiator.

OPEN PLAN DINING ROOM

18' 3" x 11' 10" (5.56m x 3.61m) Access to under stairs storage cupboard, oak floor, multi fuel log burner stove with brick surround, tiled hearth and oak lintel.

OPEN PLAN KITCHEN

13' 10" x 8' 0" (4.22m x 2.44m) Modern fitted handmade kitchen with matching wall and base units, work surface with 1 1/2 inset sink and drainer, quooker boiler tap, built in dishwasher, integrated electric double oven, 5 ring gas hob with extractor fan over and space for tall double fridge freezer. Window and French doors to rear elevation which provides access to the rear garden.

DOWNSTAIRS WC

Downstairs WC with obscure glass window and door to rear elevation, WC and wash basin. Utility cupboard providing space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING

Window to side elevation and access to the loft.

MASTER BEDROOM

11' 9" x 11' 6" (3.58m x 3.51m) Double bedroom with window to front elevation and central heating radiator.

BEDROOM TWO

11' 9" x 10' 0" (3.58m x 3.05m) Large window to rear elevation, built in storage cupboard and central heating radiator.

BEDROOM THREE

6' 6" x 6' 0" (1.98m x 1.83m) Window to front elevation and central heating radiator.

BATHROOM

Modern fitted three piece bathroom suite comprising of a fitted bath with shower unit over, wash basin over vanity unit and WC. Obscure window to rear elevation and fully tiled walls and floor.

OUTSIDE

OFF ROAD PARKING

Gravelled driveway proving off road parking for two cars and a single garage.

REAR GARDEN

Private and enclosed rear garden with patio seating area, large laid lawn area, planted borders and a wooden summer house.

OTHER INFORMATION

EPC: D

TENURE: FREEHOLD

The property has full planning for an extension.







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements