



## Northam Drive, Ripley, Derbyshire, DE5 3SD

Asking Price Of £259,950

- NEW TO THE MARKET - WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME SITUATED ON A LARGE PLOT WITH AMPLE OFF ROAD PARKING AND DETACHED GARAGE - SMARTMOVE HOMES are delighted to bring to the market this beautiful property on the Lons Estate briefly comprising of an entrance hallway, open plan lounge/diner and fitted kitchen to the ground floor. To the first floor landing there are three good sized bedrooms and a modern shower room, outside there is an enclosed and private garden backing onto woodland, ample off road parking on a block paved driveway leading to a detached single garage. To book a viewing please contact SMARTMOVE HOMES as soon as possible.

# Property Description

## GROUND FLOOR

### ENTRANCE HALLWAY

Spacious entrance hallway with a door opening outwards and side panel windows to the front elevation, obscure window to the side elevation, Laminate floor, central heating radiator and stairs leading up to the first floor landing with under stairs storage cupboard which has an internal opaque window.

### LOUNGE/DINER

Spacious light filled reception room with a large window to the front elevation, sliding patio doors to the rear elevation, two central heating radiators, wall mounted lighting and feature fireplace with surround and hearth.

### FITTED KITCHEN

Well presented fitted kitchen with matching wall and base units, work surface with inset 1 1/2 stainless steel sink and drainer, built in gas hob and electric oven with extractor fan over, space for a tall fridge freezer and space and plumbing for a washing machine and tumble dryer. Window to the rear elevation, door to the side elevation, Vinyl floor and spotlights.

## FIRST FLOOR

### FIRST FLOOR LANDING

Window to the side elevation and loft access.

### MASTER BEDROOM

Large double bedroom with window to the front elevation and central heating radiator.





#### BEDROOM TWO

Large double bedroom with window to the rear elevation and central heating radiator

#### BEDROOM THREE

A good sized bedroom with window to the front elevation, built in wardrobes and central heating radiator.

#### SHOWER ROOM

Modern three piece shower room comprising of a double walk in shower with a dual head mains fed shower over, fitted WC and wash basin over vanity unit. Obscure window to the rear elevation, Vinyl floor, heated towel rail, spotlights and airing cupboard which houses the combi boiler system.



#### OUTSIDE

##### GARDEN

Private rear garden which is mainly laid lawn with multiple patio seating areas, full fence surround, outside water tap and outside lighting. To the front there is a small laid to lawn fore garden with slatted boarders.



##### OFF ROAD PARKING

Off road parking for several vehicles on a long block paved driveway which leads up to the rear giving access to a single detached garage which has a manual up and over door, external door to the side elevation, power and lighting.



#### OTHER INFORMATION

EPC: AWAITING

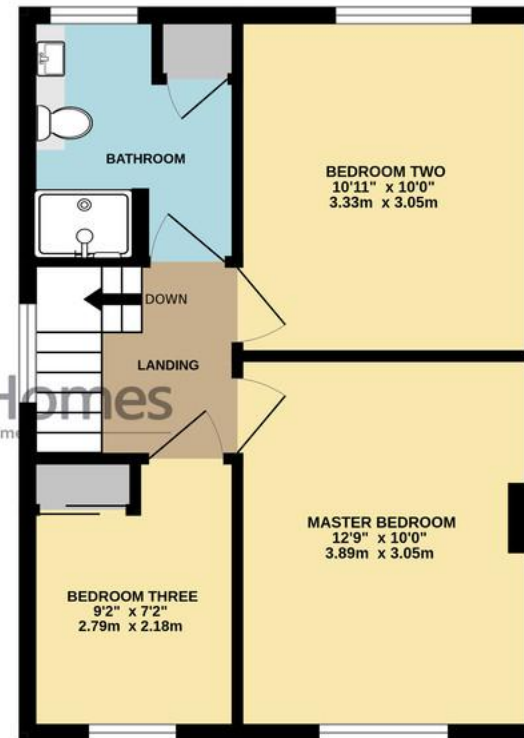
TENURE: FREEHOLD



GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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1 High Street, Ripley,  
Derbyshire, DE5 3AA

[www.smartmovehomes.co.uk](http://www.smartmovehomes.co.uk)  
01773 570055  
[sales@smartmovehomes.co.uk](mailto:sales@smartmovehomes.co.uk)

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