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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Needham Street, Codnor, Ripley, Derbyshire , DE5 9RR
£350,000



FEATURES:

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE TO ALL BEDROOMS
- DOWNSTAIRS WC
- TRIPLE GARAGE
- AMPLE OFF STREET PARKING
- GOOD SIZED LIVING SPACE
- BEAUTIFUL LANDSCAPED GARDEN
- NO UPWARD CHAIN
- VIEWING ESSENTIAL - IDEAL FOR THE GROWING FAMILY

COUNCIL TAX BAND: D EPC RATING: TBC

Entrance Hallway/Porch

UPVC window and door to front, door to entrance hall, tiled flooring.

Entrance Hallway

Stairs rising to the first floor, doors to lounge and dining room.

Lounge Diner

5.90 m x 4.17 m (19'4" x 13'8")

L Shaped room, with Two UPVC windows to the front, UPVC patio door to the rear, two radiators, feature fireplace, door to utility, feature dado rail.

Dining Room

3.81 m x 3.12 m (12'6" x 10'3")

UPVC window to front, radiator, under stairs storage cupboard, opening into kitchen.

Kitchen

4.80 m x 2.82 m (15'9" x 9'3")

UPVC window to rear, a recently refitted kitchen with high specification with base and eye level units, with quartz work top and up stands, integrated NEFF dishwasher, NEFF fridge, NEFF double oven, four ring NEFF gas hob and NEFF extractor above, storage cupboard housing the boiler.

Downstairs WC

Good sized room, with a two piece suite comprising of WC and hand wash basin, with vanity unit, part tiled walls, vinyl flooring, feature towel rail.

Utility Room

2.94 m x 2.79 m (9'8" x 9'2")

UPVC window and door leading onto the rear garden, base units with roll top work surface, sink unit,

First Floor Landing

Doors to bedrooms and bathroom and shower room, radiator.

Bedroom

3.68 m x 3.78 m (12'1" x 12'5")

UPVC window to front aspect, wardrobe, radiator.

Shower room

UPVC window to rear aspect, three piece suite comprising of shower, WC, pedestal hand wash basin, part tiled walls, radiator.

Bathroom

Four piece fitted bathroom with panelled bath, shower cubicle, WC, and hand wash basin with vanity unit and mirror above, radiator and door to bedroom.

Bedroom

3.75 m x 3.82 m (12'4" x 12'6")

UPVC windows to front and rear aspect, fitted furniture including dressing table, bedside tables and wardrobes.

Bedroom

3.18 m x 3.82 m (10'5" x 12'6")

UPVC window front aspect, radiator, door to en suite.

En suite

Three piece suite comprising of shower cubicle and WC, pedestal hand wash basin, fully tiled walls.

Bedroom

2.64 m x 3.07 m (8'8" x 10'1")

UPVC window to rear, hand wash basin, radiator, opening to en suite.

En suite

Shower cubicle, WC, part tiled

Triple Garages/ Car port.
Two garages with further door to car port.

Outside

To the front of the property is ample off street parking space, with mature shrubs and borders. To the rear of the property is a

generous sized garden which has been landscaped and well matured, having mature shrubs, borders, feature pond, lawned areas pathways and seating areas and being enclosed via panelled fencing. There is also a large garden room and greenhouse.



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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