

# Fletcher & Company

17 Pippin Hill, Denby Village, Ripley, DE5 8PD

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Offers Around £425,000

Freehold

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- A Superbly Appointed And Spacious Semi Detached House
- Entrance Hall/ Playroom, And Ground Floor Shower Room
- Characterful Sitting Room With Bio-Ethanol Stove
- Well Appointed Dining Kitchen With Access To The Rear Garden
- Separate Laundry Room
- Four Well Proportioned Bedrooms
- Stylish Family Bathroom
- Driveway And Delightful Enclosed Rear Garden With Extensive Deck.
- Additional Plot/Garden To The Side Offering Potential
- Enviably Villagelike Location Close To Major Road Network







## Summary

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Nestled in the charming village of Denby, Ripley, this semi-detached house on Pippin Hill offers a delightful blend of space and modern living. With a generous 1,121 square feet of accommodation, this property is a deceptively spacious family home that is superbly presented throughout.

A welcoming hallway opens to a playroom or study area with a useful Laundry room and ground floor shower room/WC. Perfect for a growing family or those with pets.

The house boasts inviting reception rooms, perfect for both relaxation and entertaining. The sitting room features a bio-ethanol burning stove, creating a warm and welcoming atmosphere during the colder months. The well-appointed dining kitchen is a highlight, seamlessly opening onto an extensive decked patio at the rear, ideal for al fresco dining and enjoying the tranquil surroundings.

This home comprises four comfortable bedrooms, providing ample space for family and guests. The convenience of two bathrooms, including a ground floor shower room and a first floor family bathroom, ensures that morning routines are hassle-free.

Parking is a breeze with space for two vehicles, adding to the practicality of this lovely home. A delightful enclosed rear garden has an extensive decked patio and a lower level garden which is mainly lawned with barked play area to the side.

An exciting addition is the additional land to the side offering potential for additional parking or potential development (subject to the necessary consents)

Situated in an enviable village location, with a village school, church, playground and pub within walking distance. This property offers easy access to Belper, Ripley, Derby, the A38, M1 and A6, making it perfect for commuters. Additionally, the nearby open countryside invites you to explore the natural beauty of the area.

Whether you are a growing family or simply seeking a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this charming house your new home.

# F&C

## The Location

Denby village is pleasantly situated and surrounded by open countryside with a village primary school, public house and church. Denby Village is located conveniently the towns of Belper, Ripley and Heanor together with easy access to Derby and Nottingham. via the A38, A52, A610 and the M1 is easily reached. Train stations in Derby and Belper provide links to London St Pancras and other major cities.

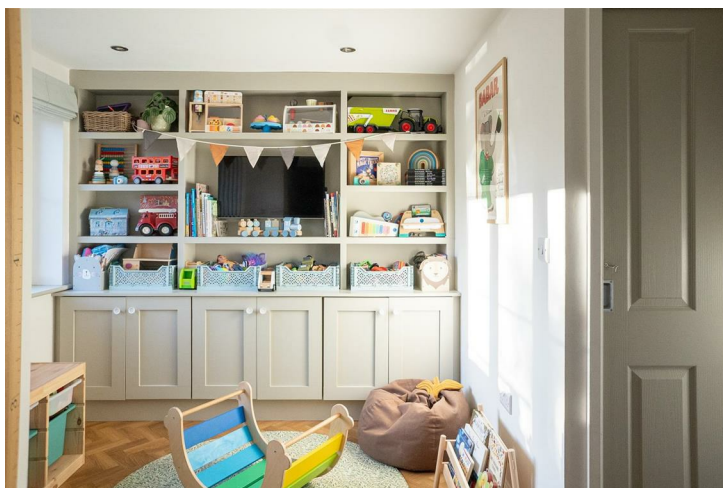
## Accommodation

### Ground Floor

#### Entrance Hall/Playroom

12'0" x 8'0" (3.66 x 2.45)

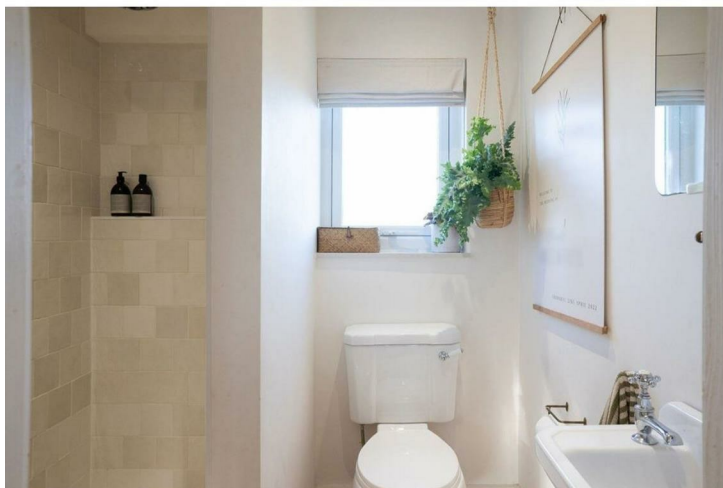
Having a stylish composite door providing access to the front with feature glass panes, wood grain effect herringbone pattern Amtico LVT flooring, a range of fitted cupboards and open shelving providing excellent storage and display space, a column radiator, inset spotlighting and a UPVC double glazed window with fitted blind to the front. Double glazed doors provide access to the dining kitchen.



### Ground Floor Shower Room

5'4" x 2'9" (1.65 x 0.85)

Appointed with a three piece white suite comprising a walk-in shower double cubicle with mains fed shower over and extractor fan, full tiling to the enclosure, a wall mounted chrome towel rail, a low flush WC and a wall mounted wash handbasin with chrome taps. There is wood grain effect herringbone pattern Amtico LVT flooring, , inset spotlighting and a UPVC double glazed window with fitted blind.



### Laundry Room

8'0" x 6'0" (2.44 x 1.84)

Having a range of base cupboards with a wood grain effect work surface over incorporating a stainless steel sink with mixer tap. There is an eye level cupboard housing the gas combination boiler, plumbing for an automatic washing machine, integrated freezer, an extractor fan, inset spotlighting and a UPVC double glazed window to the rear. Having a tiled effect floor and a UPVC double glazed door with frosted glass insert providing access to the side of the house.



### Dining Kitchen

16'0" x 10'11" (4.88 x 3.33)

Comprehensively fitted with a range of base cupboards and drawers with a quartz work surface over incorporating a Belfast sink with brass mixer tap. Appliances include a freestanding electric range cooker with double oven and grill and induction hob (negotiable on sale), an integrated fridge freezer, dishwasher and wine cooler. There is a wall mounted extractor fan set within a stylish plinth with tiling to the splashback, a wood grain effect herringbone laid flooring, inset spotlighting to the ceiling, a range of open shelving, a UPVC double glazed window with fitted blind to the rear and UPVC double French doors provide access to the garden. Having a modern, tall, column radiator and stairs lead off to the first floor. There is a built-in pantry/larder with shelving, light and providing excellent storage space.



### Sitting Room

15'10" x 10'10" (4.84 x 3.32)

Having a feature fireplace with tiled hearth and housing a modern bio-ethanol stove. With built-in cupboards and open shelving to the alcove, panelling to the walls, a feature column radiator and painted wooden floor. There is a UPVC double glazed bay window to the front with fitted blind and additional UPVC double glazed window to the side with fitted shutters..



### First Floor

#### Galleried Landing

16'0" x 5'10" (4.88 x 1.78)

Having feature open shelving, inset spotlighting, integrated positive input ventilation system (for filtered air circulation), two cupboards for storage and access is provided to the roof space which is part boarded with a light.

### Bedroom One

13'10" x 12'5" (4.22 x 3.79)

With two traditional column style radiators, loop pile carpet and UPVC double glazed windows to the front and rear with fitted electric blinds.



### Bedroom Two

11'1" x 8'0" (3.38 x 2.46)

Having a UPVC double glazed window to the front with fitted shutters, a UPVC double glazed window with fitted blind to the side, a radiator with decorative radiator cover and painted floorboards.



### Bedroom Three

9'9" x 7'10" (2.99 x 2.39)

With feature painted floorboards, a central heating radiator and a UPVC double glazed window with fitted electric blind to the rear elevation overlooking the garden and views beyond..



### Bedroom Four

10'11" x 7'6" (3.33 x 2.31)

With feature panelling to one wall, a central heating radiator and a UPVC double glazed window to the front with fitted shutters.



### Bathroom

7'8" x 5'8" (2.36 x 1.73)

Appointed with a two piece comprising a curved bath with glass shower screen and mains fed shower over and a low flush WC. There is a free standing vanity unit with circular ceramic sink and chrome taps over. Having a traditional style radiator with heated towel rail, inset spotlighting, a wall mounted mirror with lighting above and a UPVC double glazed window with fitted blind. There is feature panelling to one wall and wood grain effect herringbone flooring.





## Outside

To the front of the property is a tarmacadam driveway providing off road parking for two vehicles. There is an ornamental front garden which is laid to lawn with gravelled surround. A path and gate to the side of the house provides access to a delightful, low maintenance rear enclosed garden with a a fenced surround. Immediately to the rear there is an extensive decked patio area with railings to the surround. This is also accessed directly from the French doors of the Dining Kitchen and is a wonderful area for outside entertaining and dining . Steps lead to a lower garden which is mainly lawned with timber railway sleepers to the surround and an additional barked play area for children, ideal for play equipment.

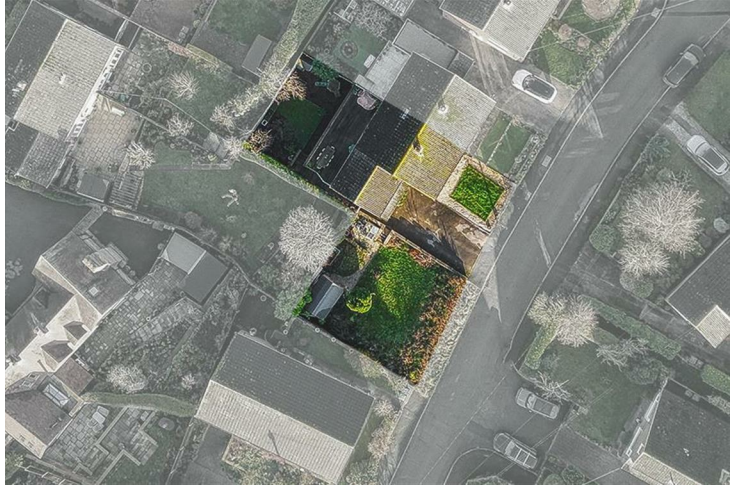


## Additional Garden/Plot

To the left hand side of the property and bordering Pippin Hill is an additional lawned garden with shed. This offers exciting opportunity for a variety of uses such as possibility to create additional parking or potential development (subject to the necessary planning consents)

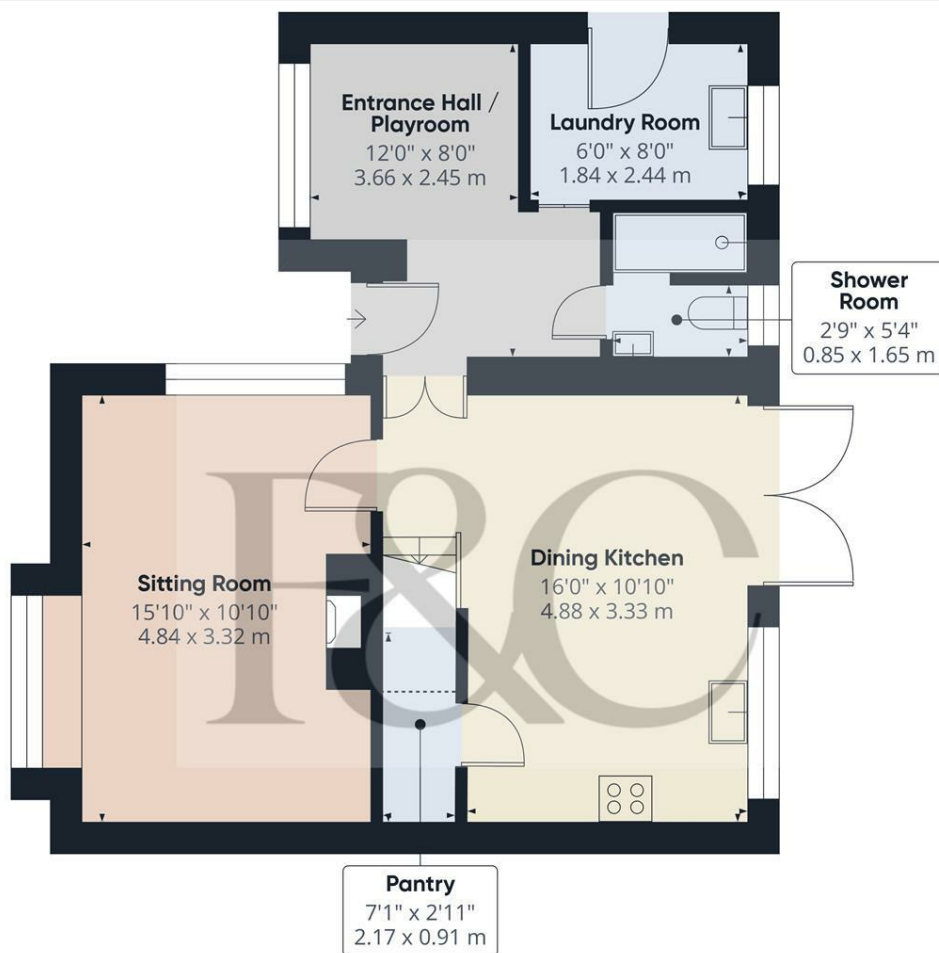


Aerial View



Council Tax Band B





Floor 0

**Approximate total area<sup>®</sup>**

587 ft<sup>2</sup>  
54.5 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

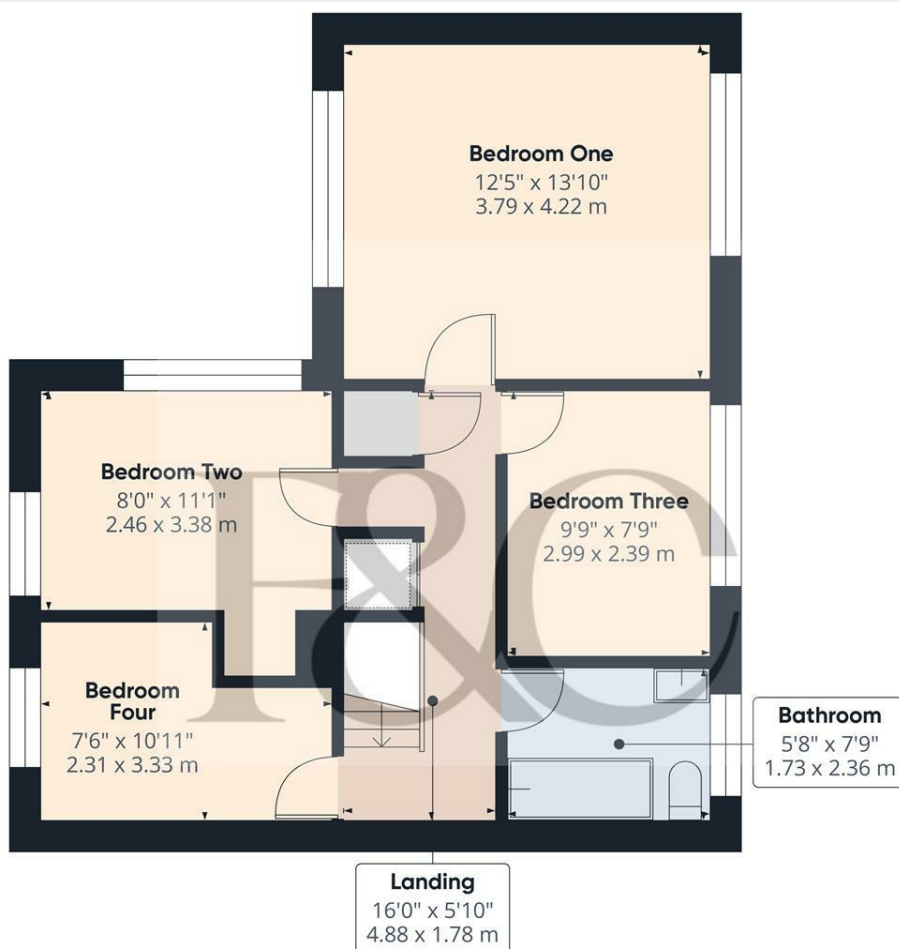
(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

**Approximate total area<sup>®</sup>**

534 ft<sup>2</sup>  
49.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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Council Tax Band: B  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	