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Darley Drive, Ripley, Derbyshire, DE5

Offers Around £229,950 Freehold

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- No Upward Chain
- Double Glazed & Gas Central Heated
- Entrance Hall / Porch
- Good Sized Lounge
- Dining Room & Kitchen
- Three Bedroom & Shower Room
- Gardens to Both Front & Rear
- Good Sized Driveway
- Quiet Cul-de-Sac Location
- Garage Space ( subject to planning permission )





## Summary

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This is a three bedroom, detached residence occupying a quiet cul-de-sac location in popular Ripley.

Sold with no upward chain the property is double glazed and gas central heated with hall/porch, spacious lounge with feature fireplace, separate dining room and fitted kitchen. The first floor landing leads to three bedrooms and a shower room.

The property is set back behind a fore-garden and driveway, which runs down the side of the property. To the rear of the property is a well-established rear garden with lawn, flower beds and patio areas.

# F&C

## The Location

Ripley is a popular town with a busy high street offering a varied selection of shops, amenities, restaurants and pubs. The town has a market square, leisure centre, schooling and easy access to excellent transport links including A38 and swift onward travel to the M1 and Derby City.

## Accommodation

### Ground Floor

#### Entrance Porch / Hallway

11'4" x 3'10" (3.46 x 1.17)

A UPVC double glazed and leaded entrance door provides access to hallway with central heating radiator and staircase to first floor.

#### Lounge

13'3" x 12'4" (4.06 x 3.78)

Having a feature fireplace with decorative surround and electric fire, central heating radiator, TV aerial point, decorative coving and double glazed window to front.



### **Dining Room**

9'2" x 8'10" (2.80 x 2.71)

With central heating radiator, double glazed sliding patio door to rear garden and archway to kitchen.



### **Kitchen**

10'7" x 7'11" (3.25 x 2.43)

With wood effect worktops, stainless steel sink unit, fitted base cupboards, complementary wall mounted cupboards, appliance spaces, double glazed window to rear and double glazed door to side.



### **First Floor Landing**

10'3" x 7'7" (3.13 x 2.32)

A semi-galleried landing with access to loft space, airing cupboard and double glazed window to side.

### **Bedroom One**

12'10" x 8'10" (3.93 x 2.71)

Having a central heating radiator and double glazed window to front.



### **Bedroom Two**

10'4" x 9'1" (3.17 x 2.77)

With central heating radiator and double glazed window to rear.



### **Bedroom Three**

8'0" x 7'1" (2.45 x 2.17)

Having a central heating radiator and double glazed window to front.



### **Shower Room**

7'9" x 5'5" (2.38 x 1.66)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle and chrome towel radiator.



### **Outside**

To the front of the property is a pleasant, lawned fore-garden with well-stocked borders and tarmac driveway providing ample off-road parking running down the side of the property. To the rear of the property is a patio with steps leading to a gently sloping lawn with further patio areas at the top of the garden. There are well-planted borders and flower beds containing plants and shrubs.



**Council Tax Band C**



Floor 0

Approximate total area<sup>®</sup>  
424 ft<sup>2</sup>  
39.4 m<sup>2</sup>

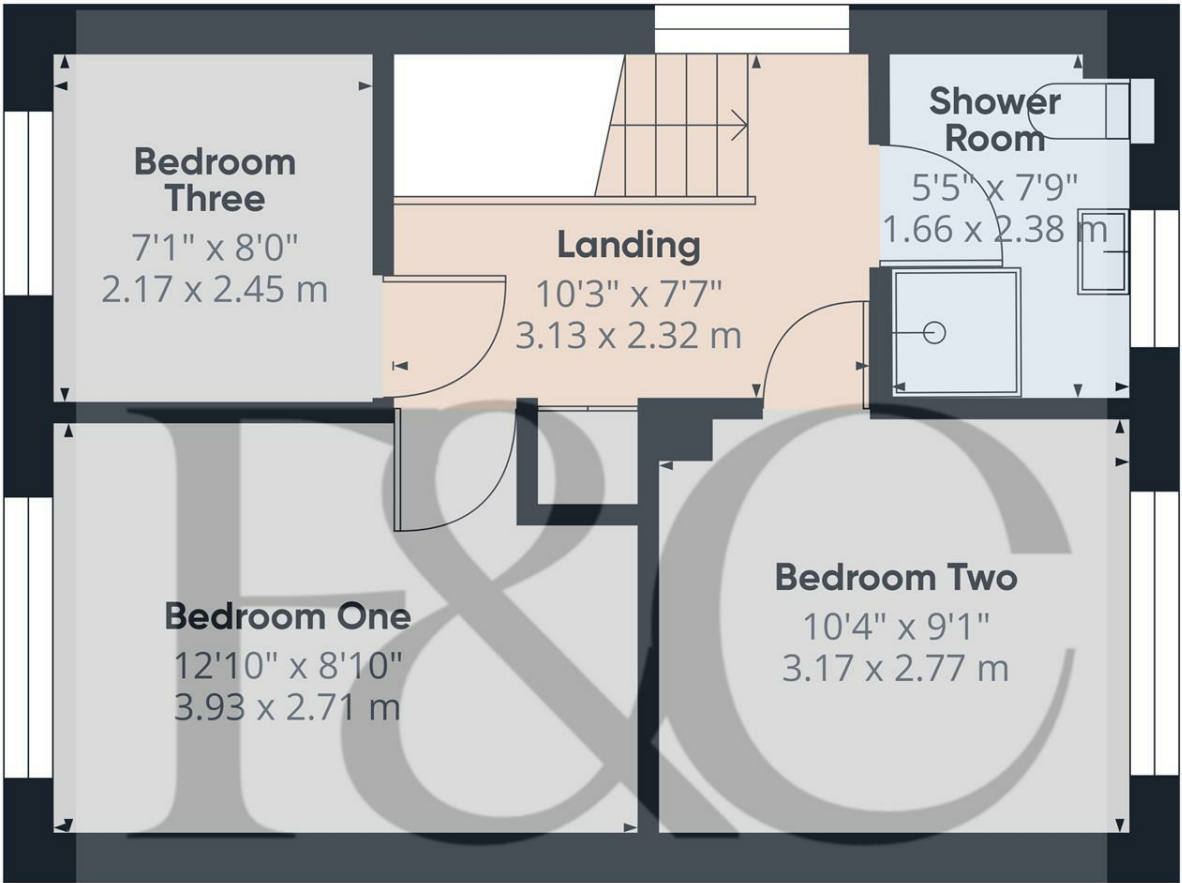
Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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>  
364 ft<sup>2</sup>  
33.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Getting there

19 Darley Drive  
Ripley  
Derbyshire  
DE5 3FF

Council Tax Band: C  
Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	