Boxall Brown & Jones

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Residential Lettings
Property Management



27 Bridle Lane, Lower Hartshay, Ripley, DE5 3RQ

Price Guide £325,000

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An immaculately presented period property situated in a quiet backwater and sought after location of Lower Hartshay. The extended three bedroom Victorian terrace offers open plan living, south facing garden and a garage. Viewing is highly recommended. No onward chain.







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The beautifully modernised and extended period property was once a canal workers cottage (circa 1794) with the historic Cromford Canal passing by, now a protected nature reserve. The property forms part of the fascinating industrial heritage of the area and the historic transportation routes for the renowned Butterley Company.

Having a welcoming entrance porch, sitting room with feature fireplace, inner hallway with staircase off, open plan dining area which extends to the well equipped and beautifully appointed kitchen fitted with quality units, integrated appliances and separate utility room/ WC. To the first floor there is a gallery landing, three good sized double bedroom and a luxury bathroom with a four piece suite.

Benefitting from gas central heating fired by a Vaillant combi boiler and UPVC double glazed windows and doors.

To the front of the property is a walled fore garden. The lane in front of the property allows plenty car parking and extends to the rear of the property where there is a detached double garage and access to the south facing rear garden, which is mainly laid to lawn with a sunny seating area and a paved patio with pergola.

Lower Hartshay is a rural hamlet steeped in history, with a friendly local pub, many country walks, nature reserve and industrial heritage. Benefitting from easy access to the popular Market town of Ripley just 3 miles away and Belper 4 miles away, with schools, shopping and leisure facilities. There are excellent road and transport links with Ambergate railway station and bus routes to Nottingham and Derby via major road links ie A610, A38 and M1, whilst the A6, provides the gateway to the stunning Peak District and Derbyshire Dales.

ACCOMMODATION

A half glazed entrance door allows access.

ENTRANCE PORCH

Having tiled flooring, radiator, a UPVC double glazed window to the front and a half glazed door opens into :

SITTING ROOM

15'10 x 12' max measurements (4.83m x 3.66m max measurements)

There is an original red brick fire surround with tiled hearth and stone lintel housing a cast iron gas stove, UPVC double glazed window to the front, recessed shelving, radiator and a TV aerial point.

INNER LOBBY

Having a range of coat hanging and stairs climb off to the first floor.

DINING ROOM
18'8 x 9'9 max measurement (5.69m x 2.97m max measurement)
An open space off the kitchen, there is a vertical radiator and access to :

UTILITY ROOM/ WC
7'7 x 6'9 (2.31m x 2.06m)
Fitted with a range of Indigo blue base cupboards and shelves with plumbing for an automatic washing machine and space for a tumble dryer, Karndean flooring, inset spot lights and a radiator. There is a low flush WC and vanity wash hand basin with splash back tiling

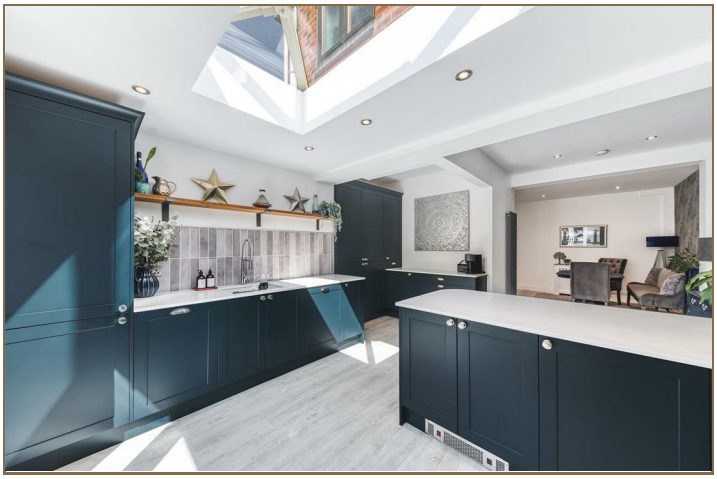
IMPRESSIVE BREAKFAST KITCHEN
15'8 x 13' 1 (4.78m x 3.96m 0.30m)
A naturally light and bright extended space with bi-fold doors opening onto the garden and a glazed lantern to the roof, which floods the room with natural light. Comprehensively appointed with a quality range of Indigo blue base cupboards, drawers, eye level units and a Butlers pantry unit with shelving and power points with quartz work surface over, extending to a breakfast bar and incorporating an inset sink with swan neck mixer taps and complementary hand made splash back tiling. Integrated appliances include Neff hide and slide electric oven, five ring gas hob, extractor hood, fridge freezer and dishwasher. There is Karndean flooring, inset spot lighting, reclaimed timber shelving with LED mood lighting

TO THE FIRST FLOOR

GALLERY LANDING
There is access to the part boarded roof void, inset spot lighting and a half gallery.

BEDROOM ONE
20'7 x 10 (6.27m x 3.05m)
A generous room with UPVC double glazed window to the rear elevation, decorative picture rail and a radiator.

BEDROOM TWO
12' x 8'5 (3.66m x 2.57m)
There is a UPVC double glazed window to the front elevation enjoying views to the front.









BEDROOM THREE
8'11 x 7' (2.72m x 2.13m)
Having a radiator and a UPVC double glazed window to the front elevation.

LUXURY BATHROOM
13'9 x 6'10 (4.19m x 2.08m)
Beautifully appointed with a stylish four piece suite comprising a rolled top bath with ball and claw feet, double shower enclosure with a thermostatic rainfall shower, vanity wash hand basin and close coupled WC. Complementary half tiling, wall lighting, inset spot lights, ceramic tiled floor, heated towel radiator, extractor fan and a UPVC double glazed window to the rear elevation.

OUTSIDE
To the front of the property is a walled fore garden. The unadopted access road extends along the row and to the rear of the property to the garage.

GARAGE
Having an up and over door, light and power.

GARDEN
The enclosed rear garden enjoys a southerly aspect, mainly laid to lawn with a paved seating area and pergola with a mature Wisteria growing, creating a shaded relaxation area. The established borders have trees, shrubs and flowering plants and a sunny patio, perfect for alfresco dining and entertaining. There is an external power point, lighting and outside tap.

















Road Map



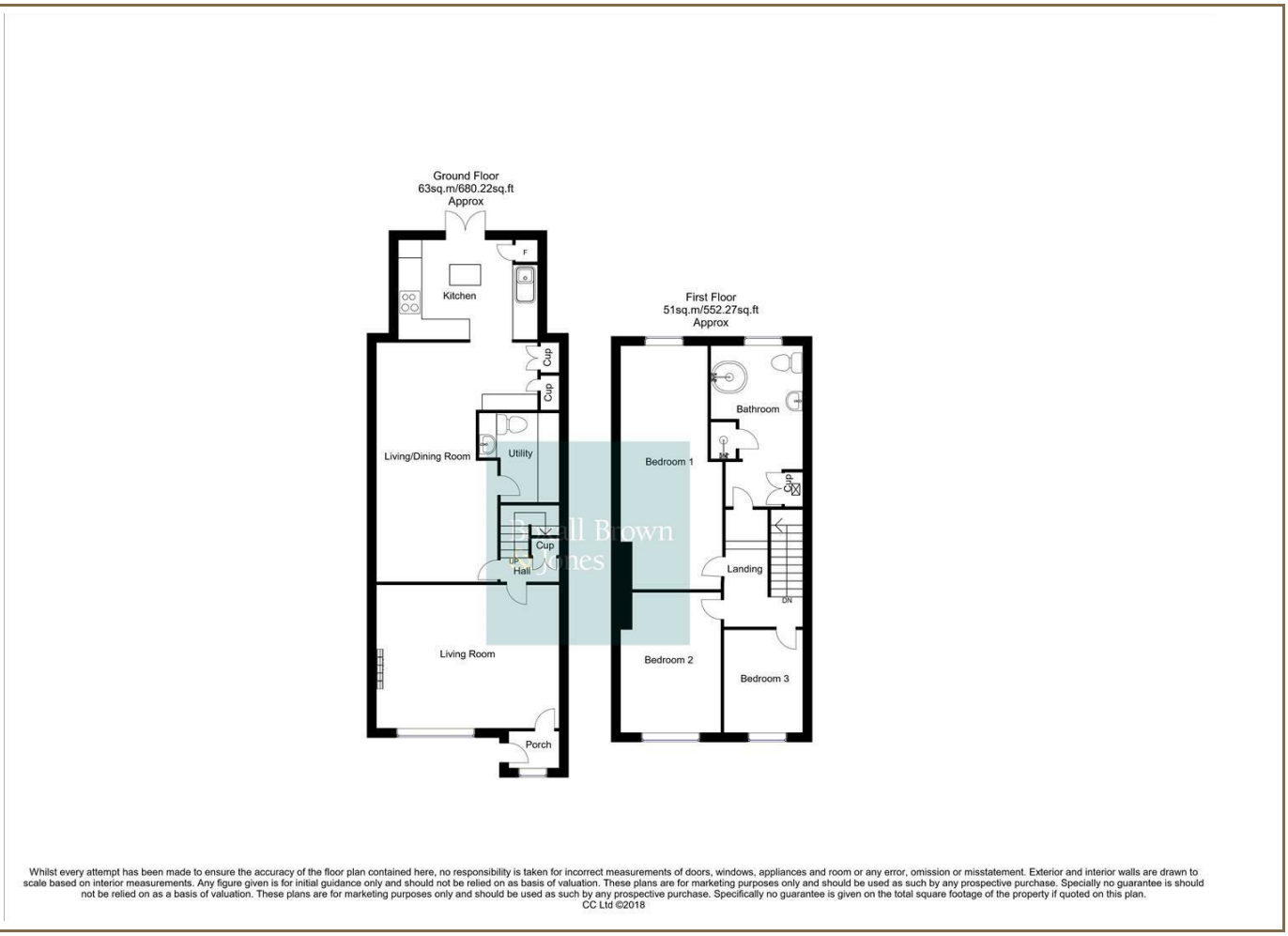
Hybrid Map



Terrain Map



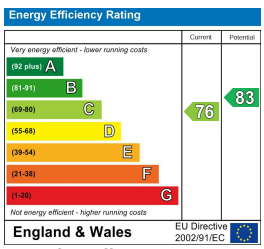
Floor Plan

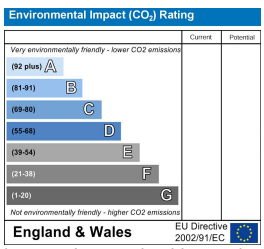


Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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