



## 6 Coppice Farm Road, Ripley, DE5 3NZ

**Offers Over £350,000**



An impressive contemporary family home built by Bellway Homes 2022. Offering beautifully presented four bedroom accommodation with open plan living, family room and spacious lounge. Occupying a corner plot with driveway providing ample off road parking, garage and landscaped gardens. Viewing is strongly recommended.



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The modern contemporary home has a welcoming hallway with Karndean flooring, guest WC, family room, spacious lounge having French doors opening onto the patio and a well equipped break fast kitchen with integrated appliances, dining space and a pantry. To the first floor there is a spacious landing, family bathroom and four good sized bedrooms (principal bedroom with an en-suite shower room).

Benefitting from UPVC double glazed windows and contemporary doors, gas central heating, security alarm system and the remainder 6 years NHBC builders warranty.

To the front and side of the property there is a landscaped garden with a tandem double driveway providing ample off road parking and leads to a garage. The south facing landscaped garden is fully enclosed with a sunny paved patio, perfect for alfresco dining and entertaining. Steps down to a lawned garden, which extends to the rear of the garage with a wildlife pond and private seating space.

Situated to the outskirts of Ripley on the new development site 'Coppice Heights', which is within easy reach of the town centre and excellent local amenities. Ripley has a weekly market with many bars, cafes, restaurants and independent shops. Having excellent road links to Derby and Nottingham via

A610, A38 and M1, whilst the A6 provides the gateway to the stunning Peak District.

## ACCOMMODATION

A stylish composite entrance door allows access.

## ENTRANCE HALLWAY

A light and spacious hallway with Karndean flooring, radiator, UPVC double glazed window to the side, a useful under stairs cupboard provides storage and stairs climb off to the first floor. There is a slimline cupboard housing the electrical installation.

## GUEST WC

Beautifully appointed with a low flush WC, pedestal wash hand basin with splash back tiling, radiator, UPVC double glazed window to the front and an extractor fan.

## FAMILY ROOM

9'3 x 7'7 (2.82m x 2.31m )

A naturally light room with dual aspect UPVC double glazed window to the front and side, radiator and TV aerial point.

## IMPRESSIVE LIVING DINING KITCHEN

19'2 x 16' (5.84m x 4.88m )

Comprehensively appointed with a range of high gloss base cupboards, drawers and eye level units with wood grain effect work surface and upstand over, incorporating a one and a half stainless steel sink drainer with mixer taps and splash back tiling, extending

to a breakfast bar. Integrated appliances include an electric oven and grill, combination oven, gas hob, extractor hood, fridge freezer, dishwasher and an automatic washer dryer. There is matching Karndean flooring, inset spot lighting, two radiators, TV aerial point, Three UPVC double glazed windows to the side and rear with UPVC French doors opening onto the garden. There is a useful in-built pantry with storage and shelving.

### LOUNGE

17'8 x 10'9 (5.38m x 3.28m )

A generous room with a feature panelled wall, UPVC double glazed window to the side, in-built multi-media system, radiator and UPVC double glazed French doors open onto the sunny patio.

### TO THE FIRST FLOOR

#### LANDING

Having a window to the rear elevation, radiator, in-built airing cupboard houses the pressurised hot water cylinder and linen storage and there is access to the roof void.

### BEDROOM ONE

12'10 x 11'1 into wardrobe recess (3.91m x 3.38m into wardrobe recess)

Having a UPVC double glazed window to the rear elevation, radiator and TV aerial point.

### EN-SUITE

Appointed with a double shower enclosure with a thermostatic shower over , pedestal wash hand basin and a low flush WC. There is complementary full tiling, heated towel radiator, extractor fan, Karndean flooring, inset spot lights and a UPVC double glazed window to the front.

### BEDROOM TWO

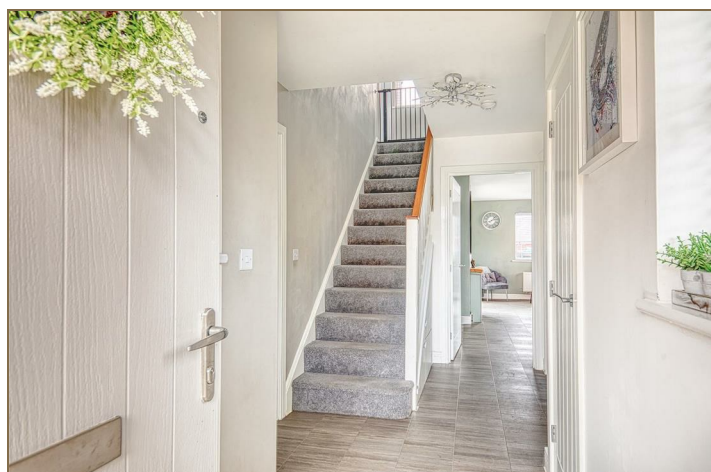
11'7 x 10'4 (3.53m x 3.15m )

A good sized double bedroom with a feature panelled wall, dual aspect UPVC double glazed window to the side and rear elevations and a radiator.

### BEDROOM THREE

10'5 x 7'10 (3.18m x 2.39m )

Currently used has a home office there are dual aspect UPVC double glazed windows to the side and front elevations and a radiator.



## BEDROOM FOUR

9'9 x 8'10 (2.97m x 2.69m )

Having a feature panelled wall, radiator and a UPVC double glazed window to the front elevation.

## FAMILY BATHROOM

Appointed with a panelled bath, pedestal wash hand basin and a low flush WC. Complementary half tiling, inset spot lighting, extractor fan heated towel radiator, Karndean flooring and a UPVC double glazed window to the side elevation.

## OUTSIDE

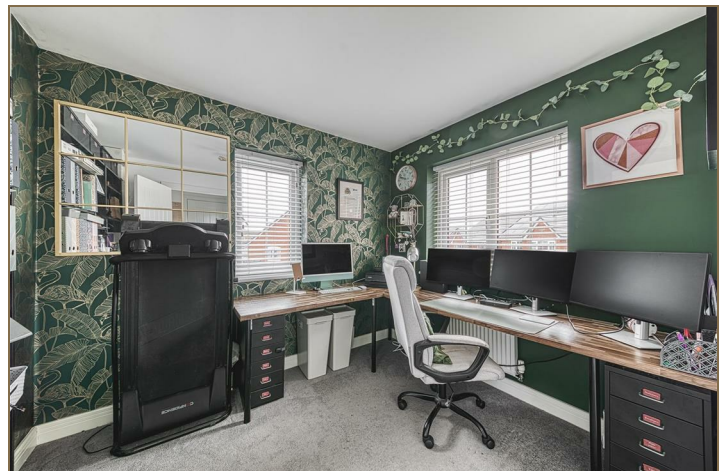
Occupying a corner plot with a lawned fore and side garden with a brick boundary wall. A path to the front leads to a storm porch with light. A double driveway to the side provides off road parking and leads to a garage.

## GARAGE

Having an up and over door, light, power and a personal door opening onto the garden.

## GARDEN

The tiered rear garden enjoys an southerly aspect with a sunny paved patio with a glazed balustrade and raised beds, perfect for alfresco dining and entertaining. Steps lead to a lower level with a childrens play area, which extends to the rear of the garage, creating a wildlife area with a garden pond.





## Road Map



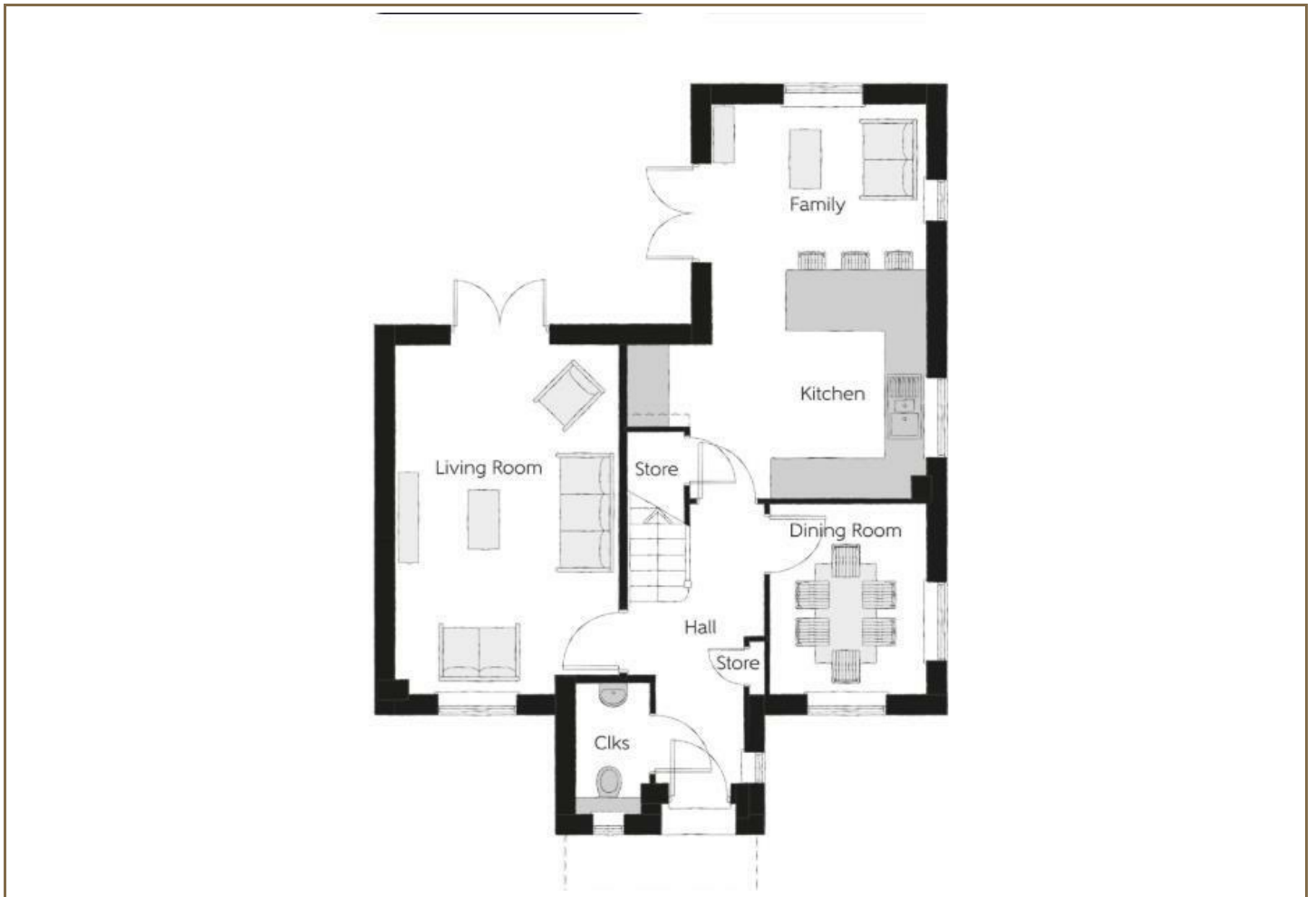
## Hybrid Map



## Terrain Map



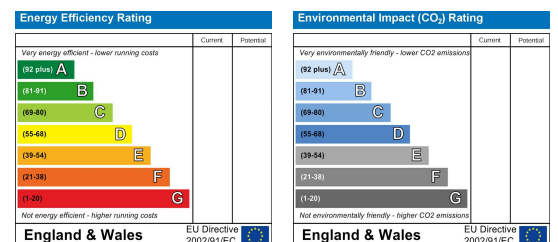
## Floor Plan



## 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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