Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

43 Amber Heights, Ripley, DE5 3SP

£425,000

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Offered with vacant possession / no chain. Situated in a sought after location the generously proportioned four bedroom detached family home offers well presented accommodation with driveway providing ample off road parking, garage and south facing garden enjoying an open aspect. Viewing is strongly recommended.

43 Amber Heights, Ripley, DE5 3SP

£425,000

Situated close to Ripley town centre and its excellent amenities Amber Heights is a desirable location. The quality family home offers well presented and generously proportioned accommodation comprising reception hallway, guest WC, spacious lounge, separate dining room and a well equipped dining kitchen. To the first floor there are four double bedrooms and family bathroom.

Benefitting from UPVC double glazed windows and doors, gas central heating, cavity wall insulation and security alarm system.

To the front of the property there is an open porch, gravelled fore garden/ hard standing and mature shrubs. A driveway to the side of the property provides ample off road parking and leads through secure wrought iron gates to a detached garage. The south facing rear garden is laid to lawn with mature shrubs to the boundary and an open aspect, a sunny patio area is perfect for alfresco dining and entertaining.

Situated in a popular area of Ripley close to excellent schools, local amenities and Ripley town centre with its weekly market, varied shopping, bars and restaurants. Ripley has easy access to both Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION
A UPVC double glazed entrance door allows access.

RECEPTION HALLWAY
There is coving to the ceiling, radiator, telephone point, UPVC double glazed window to the front, a useful under stairs cupboard provides storage and stairs climb off to the first floor.

GUEST WC
Appointed with a low flush WC and pedestal wash hand basin with splash back tiling, radiator, UPVC double glazed window to the front, coving and wood effect vinyl floor.

LOUNGE
18'10 x 12'2 (5.74m x 3.71m)
A naturally light and spacious room with coving, large bow window to the rear, overlooking the garden and an Adams style fire surround with marble hearth and insert houses an electric fire. There are two radiators, TV aerial point, satellite connection and a door open into :

DINING ROOM
12'11 x 10' (3.94m x 3.05m)
There are wall lights, coving, radiator, a full height window floods the room with natural light and over looks the garden with French doors providing access.

DINING KITCHEN
17'4 x 10'6 (5.28m x 3.20m)
Well equipped with a range of cream base cupboards, drawers and eye level units with mahogany effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include Bosch electric oven and grill, ceramic hob, extractor hood, dishwasher, washing machine and space for a fridge freezer. There is a radiator, UPVC double glazed window to the front, vinyl flooring and a glazed entrance door opens onto the side. The wall mounted Logic boiler serves the domestic hot water and central heating system.

TO THE FIRST FLOOR

LANDING
There is a radiator, feature glass block window to the side elevation, access to the part boarded roof void and a built-in airing cupboard houses the hot water cylinder.

BEDROOM ONE
12'7 x 12'2 (3.84m x 3.71m)
There is a range of built-in furniture including wardrobes, drawers and dressing table, radiator, a UPVC double glazed window to the rear elevation enjoys countryside views and two built-in cupboards provide additional hanging and shelving facility.

BEDROOM TWO
14'4 x 9'3 (4.37m x 2.82m)
Having a built-in wardrobe providing hanging and shelving, coving to the ceiling, radiator and a UPVC double glazed window to the front elevation.

BEDROOM THREE
12'5 x 10' (3.78m x 3.05m)
There is a radiator, UPVC double glazed window to the rear elevation, enjoying open views and a vanity wash hand basin with splash back tiling, wall light and storage beneath.

BEDROOM FOUR
12'2 x 10'1 (3.71m x 3.07m)
There is a UPVC double glazed window to the front elevation, radiator, a range of built-in furniture with wardrobes, dressing table and a pedestal wash hand basin with splash back tiling and light with shaver point.

BATHROOM
Appointed with a four piece suite comprising panelled bath with electric shower and glazed screen over, low flush WC, bidet and pedestal wash hand basin. There is complementary full tiling, inset spot lighting, UPVC double glazed window to the side elevation and heated towel radiator.

OUTSIDE
To the front of the property is a fore garden with gravelled hard standing area, mature shrubs and steps to the front door under an open canopy. The driveway to the side provides off road parking for several vehicles and access through secure wrought iron gates to the garage.

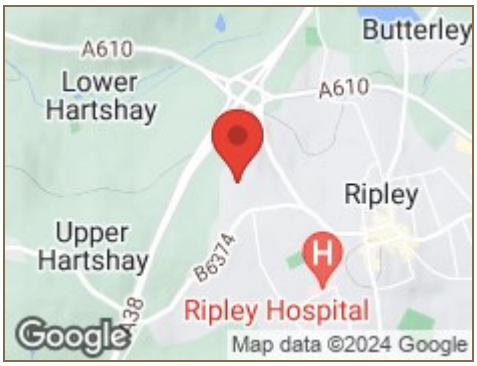
GARAGE
Having up and over door, light, power and window.

GARDEN
The south facing garden is laid to lawn with established trees shrubs and flowering plants to the borders. A sunny patio enjoys views to the rear. There is outside lighting and tap.

Road Map

Hybrid Map

Terrain Map



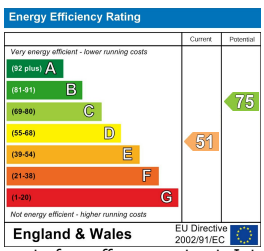
Floor Plan

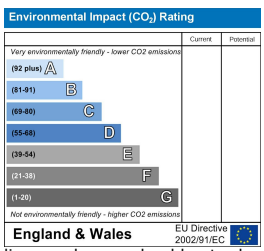
Whilst every attempt had been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this 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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