Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



36 Sapphire Drive, Ripley, DE5 8NL

£395,000

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Offered with vacant possession/ no chain. A beautifully presented modern four bedroom family home. Situated in a quiet cul de sac location in the sought after village of Denby. Having off road parking, garage and rear garden. Viewing is highly recommended.







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The welcoming accommodation has an entrance hallway, guest WC, lounge, store, dining room and a newly fitted kitchen with integrated appliances. To the first floor there are four bedrooms (principal with ensuite shower room) and a family bathroom.

Benefitting from gas central heating and UPVC double glazed windows and doors.

To the front of the property is a double tarmac driveway providing off road parking and access to the half garage. The rear enclosed garden is tiered with a sunny patio and play area, lawned garden and a generous deck seating area, perfect for alfresco dining and entertaining.

The sought after modern development is located in Denby, Having easy access to Derby and Nottingham via major road links ie A610, A38 and M1, whilst the A6 provides the gateway to the stunning Peak District. There are excellent schools, many countryside walks, popular pubs and restaurants near to open countryside close by.

ACCOMMODATION
An open storm porch with outdoor lighting and a UPVC entrance door allows access.

ENTRANCE HALLWAY
There is a radiator, grey wood grain effect flooring and stairs climb to the first floor. A personal door opens into the back of the garage storage space.

GUEST WC
Appointed with a low flush WC and a vanity wash hand basin, wood grain effect grey flooring, extractor fan, radiator and a UPVC double glazed window.

LOUNGE
18' x 11' (5.49m x 3.35m)
There is a UPVC double glazed bay window to the front, radiator, TV aerial point, coving, wood grain effect flooring and glazed French doors open into :

DINING ROOM
11'9 x 9' (3.58m x 2.74m)
Having a radiator, coving, telephone point, matching wood grain effect flooring and patio doors open on the garden.

KITCHEN
14'2 x 8'6 (4.32m x 2.59m)
Newly appointed with a quality range of sage coloured shaker style base cupboards, drawers and eye level units with wood grain effect work surface over incorporating a sink drainer with mixer tap and upstand. Integrated appliances include an electric oven, induction hob, extractor hood, fridge, freezer and washing machine. Having wood grain effect flooring, UPVC double glazed window to the side and rear and a half glazed UPVC entrance door.

STORE
8'6 x 5'2 (2.59m x 1.57m)
Converted from the rear of the garage with a door off the hallway, light, power and an entrance door opens to the side. A wall mounted boiler serves the domestic hot water and central heating system.

TO THE FIRST FLOOR

LANDING
There is a UPVC double glazed window, access to the part boarded roof void and a built-in airing cupboard, housing the hot water cylinder.

BEDROOM ONE
15'9 x 12'9 (4.80m x 3.89m)
A generously proportioned room with a UPVC double glazed window to the front elevation, TV aerial point, radiator and a built-in triple wardrobe provides hanging and shelving.

ENSUITE SHOWER ROOM
Appointed with a fully tiled shower enclosure with a thermostatic shower, vanity wash hand basin and a low flush WC. Complementary tiling, radiator, extractor fan and a UPVC double glazed window tot he side elevation.

BEDROOM TWO
10'10 x 10'3 (3.30m x 3.12m)
There is a UPVC double glazed window to the rear elevation, radiator and a built-in wardrobe providing hanging and shelving.

BEDROOM THREE
8'1 x 8'1 (2.46m x 2.46m)
There is a radiator and a UPVC double glazed window to front elevation.

BEDROOM FOUR
12'1 x 7'4 (3.68m x 2.24m)
Having a UPVC double glazed window to the rear and a radiator

BATHROOM
8'5 x 7'9 (2.57m x 2.36m)
Appointed with a panelled bath with a thermostatic shower over, vanity wash hand basin and low flush WC, complementary natural full tiling with matching floor tiles, extractor fan, radiator and a UPVC double glazed window to the rear.

OUTSIDE
To the front of the property is a double tarmac driveway providing ample off road parking and leading to a half storage garage. There is an open storm porch with outside lighting and a path to the side leads through a secure wooden gate to the rear.

GARAGE
11'8 x 8'6 (3.56m x 2.59m)
With light, power and an up and over door.

GARDEN
The rear enclosed garden is tiered with a paved patio area and soft rubber play area with outside lighting and tap. Steps to the side lead to a generous lawned garden and an elevated decked seating area, ideal for relaxing and enjoying the open aspect and views.









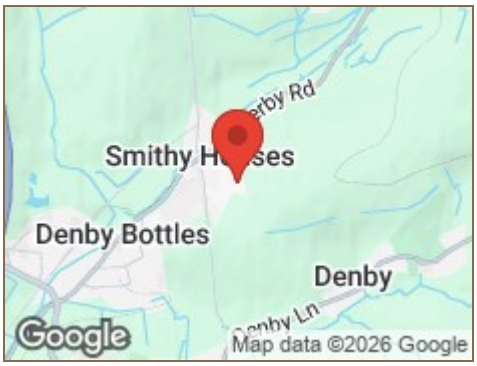
Road Map



Hybrid Map



Terrain Map

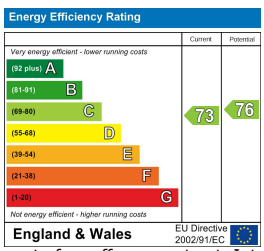


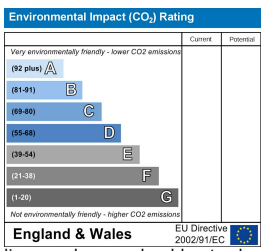
Floor Plan

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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