



Ellary House, 10A Station Road, Denby, Ripley, DE5 8ND

£315,000



An individually built (2014) contemporary family home offering modern open plan living with a generous rear garden and off road parking. Situated in a sought after location with open aspect and views to the rear. Viewing is highly recommended.



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The impressive modern family home offers welcoming accommodation comprising an entrance porch, reception hallway, guest WC and open plan living dining kitchen well equipped with integrated appliances. The lounge is naturally light and spacious with French doors opening onto the garden. A stylish staircase climbs to the first floor landing with a family bathroom and three good sized bedrooms (principal with ensuite and walk-in wardrobe).

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

To the front of the property is block paved driveway providing ample car parking with a path to the side leading to the fully enclosed rear garden. There is a resin seating area, perfect for alfresco dining, lawned garden with mature trees, shrubs and flowering plants to the borders and a paved patio.

Denby is sought after location with its excellent primary and secondary schools, convenience store and local walks and trails. Close to Ripley, Belper and major road links ie A38, M1 to Derby and Nottingham, whilst A6 provides the gateway to the stunning Peak District and Derbyshire Dales.

ACCOMMODATION

An open storm porch with lighting and composite entrance door with glazed insert allows access.

RECEPTION HALLWAY

There is oak effect flooring, coving, radiator and

a built-in cupboard houses the electrical installation.

GUEST WC

Appointed with a low flush WC, vanity wash hand basin with tiled splash back, radiator, coving, extractor fan and oak effect flooring.

KITCHEN DINER

21'9 x 13'4 overall max measurements (6.63m x 4.06m overall max measurements)

A generous space with matching oak effect flooring, fitted with a modern range of white high gloss base cupboards, drawers and eye level units with wood block effect work surface over incorporating a one and a half bowl porcelain sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric double oven and grill, induction hob, extractor hood, fridge freezer, dishwasher and washing machine. There is a UPVC double glazed window to the front fitted with a shutter blind, under plinth lighting, two radiators, decorative panelling to the dining area and a bespoke staircase climbs to the first floor. Open into :

LOUNGE

15'10 x 12'7 (4.83m x 3.84m)

A naturally light and spacious room with full height windows and French doors flooding the room with natural light and providing access to the garden. There is matching oak effect flooring, decorative panelling, inset electric fire and TV recess with TV aerial point and feature arched recess.

LANDING

There is a feature window to the side elevation, coving and access to the part boarded roof void via a loft ladder.

BEDROOM ONE

12'6 x 11'7 (3.81m x 3.53m)

A UPVC double glazed window to the rear elevation enjoys countryside views, coving, radiator, TV aerial point and a walk-in wardrobe provides hanging and shelving.

ENSUITE

8'5 x 4'1 (2.57m x 1.24m)

Appointed with a three piece suite comprising a double shower enclosure with a thermostatic shower, vanity wash hand basin and a low flush WC, complementary half tiling, ceramic tiled floor, extractor fan, light with shaving point, inset spot lighting and a heated towel radiator.

BEDROOM TWO

11'10 x 9'2 (3.61m x 2.79m)

Having a UPVC double glazed window to the front elevation fitted with a bespoke blind, radiator and TV aerial point.

BEDROOM THREE

10'10 x 6'3 (3.30m x 1.91m)

Currently used as a dressing room with UPVC double glazed window to the front elevation and a radiator.

BATHROOM

9'7 x 5'8 (2.92m x 1.73m)

Appointed with a panelled bath with a thermostatic shower over, vanity wash hand basin and low flush WC, light with shaver point, full wall tiling, heated towel radiator, UPVC double glazed window and ceramic tiled flooring.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking with an open storm porch with lighting. A path to the side leads to the rear enclosed garden.

GARDEN

A resin seating area with outside tap, power points and lighting. The lawned garden has mature hedging, trees and flowering plants with a second paved seating area, ideal for entertaining with two wooden garden sheds.



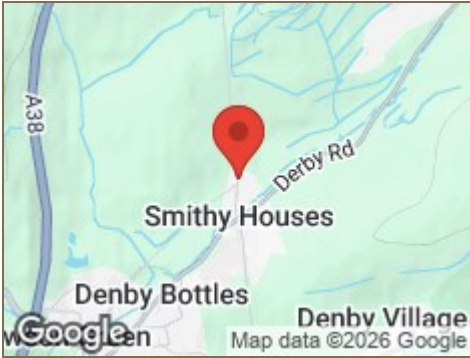
Road Map



Hybrid Map



Terrain Map



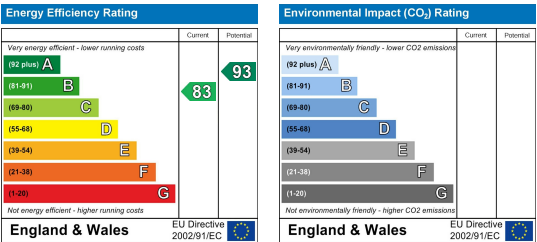
Floor Plan



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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