



**212 Derby Road, Marehay, Ripley,  
Derbyshire, DE5 8HX**

**Asking Price £219,950**

An immaculately presented two bedroom property which has undergone a full refurbishment by the current owner. Located within a highly sought after village, the home offers easy access into Ripley town centre with its range of amenities and schooling, whilst also being within a short drive of Belper and Derby.

In brief, the accommodation comprises to the ground floor of a cosy living room featuring a character fireplace and dual aspect windows, along with access to a useful cellar beneath the stairs providing excellent storage. The heart of the home is the stunning open plan dining kitchen, also boasting a feature fireplace and offering a fantastic space for both everyday living and entertaining.

To the first floor there are two spacious bedrooms and a gorgeous four piece family bathroom, complete with an illuminated mirror and a steel bath which has recently been re-enamelled.

Externally, the rear garden is fully enclosed and benefits from brick built outhouses providing additional storage and an outdoor utility space. There is also off street parking to the rear with gated access to and from the garden.



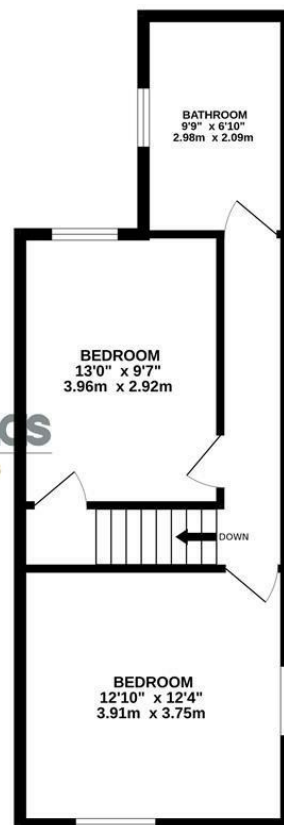
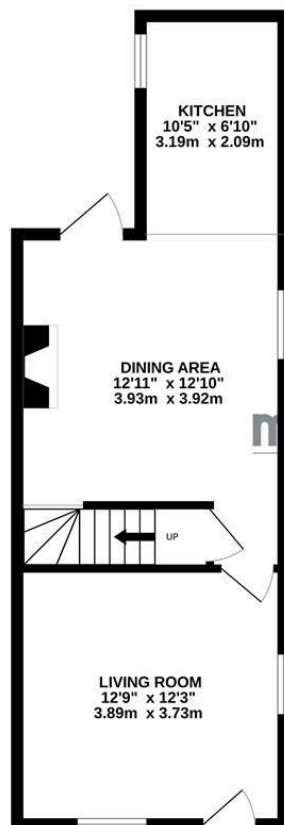


- Spacious end terrace
- Two double bedrooms
- Enclosed rear garden with outhouses

- Fully refurbished
- Off street parking
- Useful cellar space

GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



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TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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