







# 8 DERWENT COURT

RIPPONDEN | HX6 4JE

Enjoying delightful south-facing woodland views, this detached stone-built property occupies a quiet position near the bottom of this popular development.

This well-presented 5 BEDROOM home is arranged over three floors and includes a spacious sitting room with balcony and a generously proportioned dining kitchen with square bay windows and door to the garden. In addition, the current owners have extended into a void to create a fabulous Snug / Playroom. Completing the accommodation is a spacious en-suite, family bathroom, utility room, two cloakrooms and storeroom.

Outside is a driveway, a neat front lawn and a fully enclosed rear garden arranged over three levels with direct access from the property and enjoying countryside views.

## GROUND FLOOR

Entrance Hall  
Sitting Room  
Bedroom 4  
Bedroom 5 / Study  
Cloakroom  
Storeroom

## FIRST FLOOR

Bedroom 1  
En-suite Shower  
Bedroom 2  
Bedroom 3  
Family Bathroom

## LOWER GROUND FLOOR

Dining Kitchen  
Snug / Playroom  
Utility Room  
Cloakroom

## COUNCIL TAX

E

## EPC RATING

TBC

## INTERNAL

The entrance hall affords access to the spacious south-facing sitting room which benefits from a balcony which enjoys the woodland views. There are two bedrooms at this level, bedroom 4 having been converted from the original garage, and a two-piece cloakroom.

The spacious dining kitchen is located to the lower ground floor and has a square bay window with French doors opening directly on to the patio. The kitchen is fitted with a range of timber Shaker-style units with complementary work tops housing a 1.5 bowl stainless steel sink, electric oven with four-ring gas hob and extractor canopy over, there is space for a slot-in dishwasher, tumble drier and large fridge/freezer. The separate utility room has an external door to the garden and is fitted with a continuation of the kitchen units, sink and plumbed for a washing machine. There is also a cloakroom fitted with a two-piece suite.

There are three double bedrooms on the first floor, complemented by a spacious en-suite shower room and family bathroom housing a bath, WC and wash basin.

## EXTERNAL

To the front of the property is a driveway providing parking in front of the storeroom (accessed via the garage door), there is a level lawn and stone flagged path leading to the front door. At the rear is a fully enclosed garden arranged over three levels, the upper level having a stone-flagged patio bordered by a smoked glass balustrade, steps give access to the lower level lawn which is bordered by mature shrubberies. The lower garden is given over to 'self-sufficiency' with a well-maintained kitchen garden comprising raised vegetable beds and a greenhouse.

## LOCATION

Rylands Park is within easy walking distance of the excellent amenities of Ripponden, which include a village school, health centre, dental practice, vets and a selection of shops, bars and restaurants. The M62 is within 15 minutes' drive providing excellent commuter links, there are mainline railway stations in nearby Sowerby Bridge and Littleborough with direct lines to Leeds and Manchester and a regular bus service is within 5 minutes' walk.

## SERVICES

All mains services. Gas central heating with UPVC double glazing. Gas boiler located in kitchen.

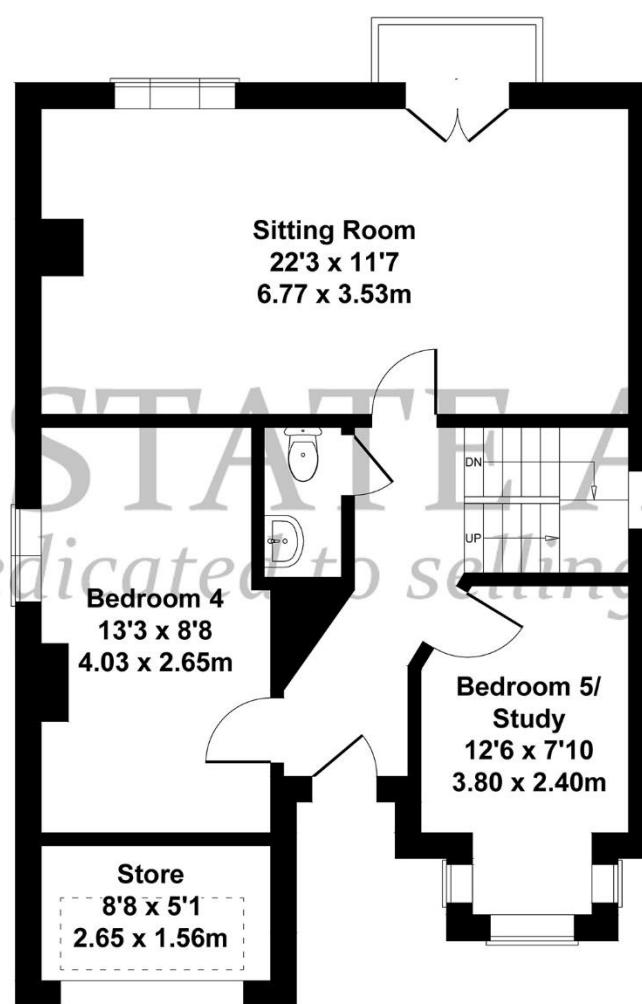
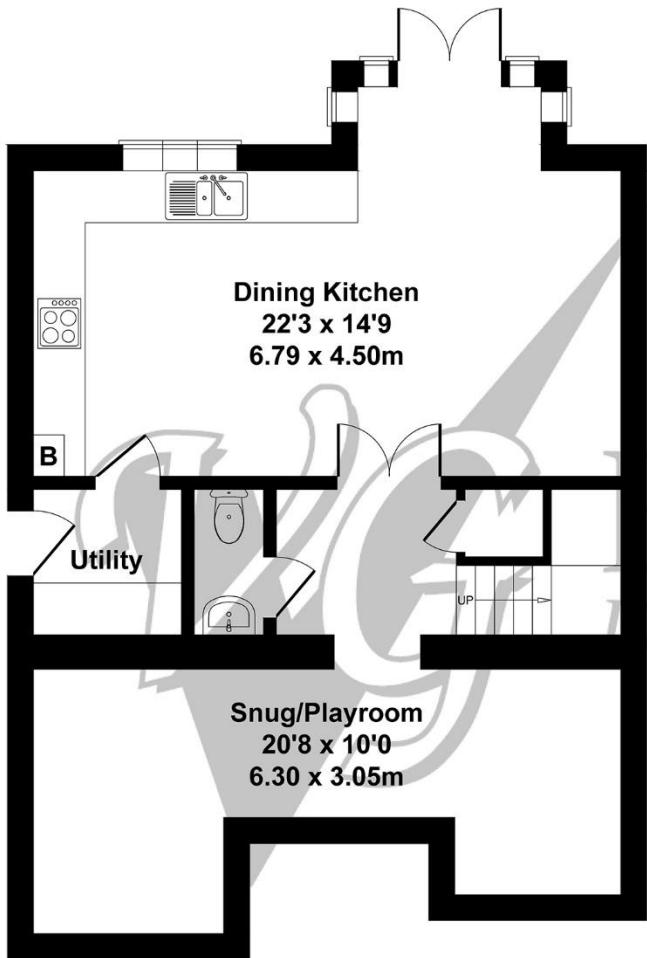
**TENURE** Freehold.

## DIRECTIONS

From Ripponden traffic lights proceed along Rochdale Road for approximately one mile, passing the Butchers Arms pub and Rylands Park is on the left hand side. Turn into the development and continue downhill and around 3 bends, number 8 Derwent Court is near the bottom of the development on your right.

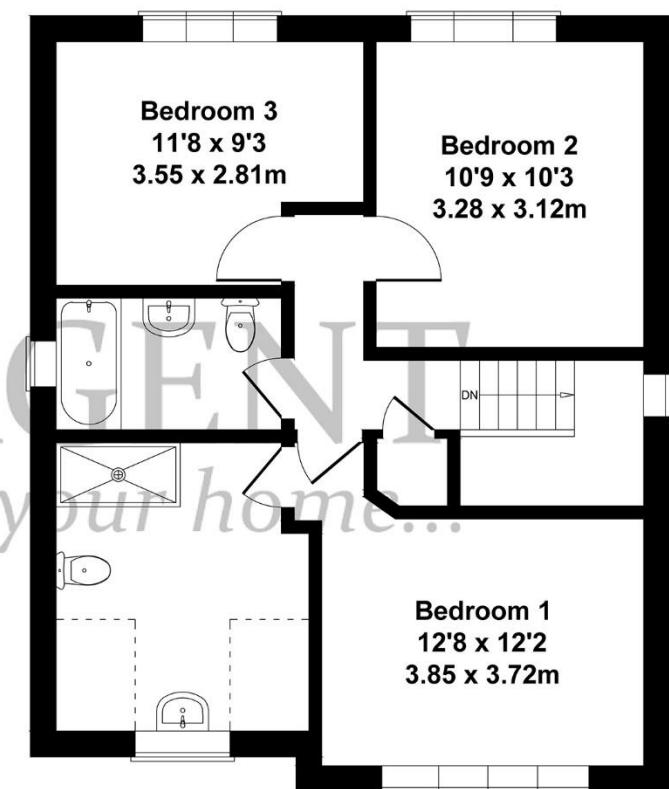


Approximate Gross Internal Area  
1873 sq ft - 174 sq m



LOWER GROUND FLOOR

GROUND FLOOR



FIRST FLOOR



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