

**Newbridge Road, Ambergate, Belper, Derbyshire. DE56 2GR**

**£400,000 Freehold**

**FOR SALE**



## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to introduce to the market this impressive split-level detached residence which, from the front elevation, presents the appearance of a bungalow yet provides generous four/five bedroom accommodation arranged over two levels. The property is perfectly positioned to take full advantage of its panoramic valley views and will ideally suit growing families or those seeking flexible living space.

## FEATURES

- No Upward Chain
- Detached Split Level Home
- 4/5 Bedrooms
- Superb Elevated Views Across The Derwent Valley
- Large Garden
- Scope For Extension(Subject To Planning Consent)
- Ideal Family Home
- Driveway
- Viewing Essential



## ROOM DESCRIPTIONS

### First Floor Accommodation

The property is accessed via a welcoming entrance porch, constructed with a brick base and UPVC glazing, with a door to the front elevation and an internal door opening into a spacious entrance hallway. This central hallway services the main living areas and features solid wood flooring, an obscured double-glazed window to the front elevation, a useful storage cupboard, ceiling-mounted loft access and stairs leading to the lower ground floor.

The first floor comprises a modern three-piece bathroom fitted with an encased WC, vanity unit with inset wash hand basin, and a space-saving bath with mains-fed shower and glazed screen. The room is finished with fully tiled walls and flooring, ceiling spotlights and an obscured double-glazed window.

There is a versatile study/bedroom five with a double-glazed window to the side elevation, wall-mounted radiator, shelving and painted floorboards.

A particular highlight of the home is the superb L-shaped open-plan living kitchen diner, designed to maximise the elevated views across the Derwent Valley.

Kitchen area fitted with a comprehensive range of wall and base units with flat-edged work surfaces, incorporating a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob with stainless steel extractor canopy, double oven and fridge/freezer, with additional space and plumbing for a washing machine. Tiled flooring, wall-mounted radiator and double-glazed windows to the front and side elevations.

Lounge/Dining area featuring wood flooring, radiators and double-glazed windows to the rear and side elevations, offering stunning far-reaching views. The focal point of the room is a cast-iron log-burning stove set within a decorative stone surround and raised marble hearth.

### Ground Floor Accommodation

The ground floor is accessed via the main hallway and opens into an inner hall with wood flooring, internal doors to all bedrooms and an external door to the side elevation.

There are four well-proportioned bedrooms, all enjoying pleasant aspects:

Bedroom One with a large double-glazed window to the rear elevation framing superb valley views, wood flooring and radiator.

Bedroom Two with a double-glazed window to the side elevation, radiator, wood flooring and useful under-stairs storage cupboard.

Bedroom Three with double-glazed window to the side elevation, radiator and wood flooring.

Bedroom Four with double-glazed window to the rear elevation, radiator and wood flooring.

### Outside

To the front elevation is a block-paved driveway providing off-road parking for approximately three to four vehicles, with boundary walls dividing neighbouring properties. Steps lead down to the side elevation and garden.

The rear garden is a key feature of the property, offering a large wrap-around terrace ideal for outdoor entertaining and taking in the breath taking views across the Derwent Valley. Beyond this lies a substantial garden with a variety of mature shrubs and trees, offering a wealth of potential for landscaping while enjoying the elevated outlook.

### Summary

This is a rare opportunity to acquire a spacious and versatile family home in an enviable elevated position. An early internal inspection is highly recommended to fully appreciate the accommodation, setting and outstanding views on offer.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## FLOORPLAN & EPC

