

Moorlands Road, Ambergate, Belper, Derbyshire. DE56 2JB

£315,000 Freehold

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this well presented and spacious modern three bedroom detached property located in a quiet cul-de-sac location. The property briefly comprises of an entrance hallway, cloakroom/WC, kitchen, 'open plan' lounge/dining room and integral garage to the ground floor. To the first floor there are three bedrooms with the master bedroom having en-suite shower facility and main family bathroom. Outside the property offers a well cared for landscaped garden benefiting from beautiful countryside views.

FEATURES

- Detached House
- 3 Bedroom, 1 Reception Room
- Open Plan Lounge/Diner
- Landscaped Garden With Countryside Views
- Quiet Cul-De-Sac Location
- Ideal Family Home
- Double Width Driveway
- Integral Garage
- Viewing Absolutely Essential
- COUNCIL TAX BAND D



ROOM DESCRIPTIONS

Entrance Hallway

4.79m x 0.96m (15' 9" x 3' 2") Entered via a composite door from the front elevation, wood floor covering, wall mounted single radiator, wall mounted alarm control panel, carpeted staircase to 1st floor landing, internal doors accessing the kitchen, cloakroom and lounge.

Cloakroom/WC

1.52m x 0.93m (5' 0" x 3' 1") With low-level WC, slimline modern vanity unit with clad back drop, ceiling mounted extractor fan and vinyl floor covering.

Kitchen

4.62m x 2.30m (15' 2" x 7' 7") Mainly comprising of a range of modern wall and base mounted units with flat edged work surfaces incorporating a modern 1 1/2 bowl sink drainer unit with mixer taps and splashback areas. Part tiling to walls, wall mounted radiator, ceramic tiled floor covering, double glazed window to the front elevation and space for fridge/freezer. Integrated appliances to include electric oven, four ring gas hob with stainless steel extractor canopy over and dishwasher. Undercounter space and plumbing for washing machine, wall mounted gas combination boiler, double glazed door to the side elevation and internal door leading to the main entrance hallway.

Lounge/Diner

Lounge Area

4.35m x 3.52m (14' 3" x 11' 7") With UPVC French doors to the rear elevation allowing for direct access onto the garden, wood floor covering, TV points and archway leading to dining area. The feature of focal point of the room is a wall mounted gas 'living flame effect' fire with modern decorative surround and raised hearth.

Dining Area

3.32m x 2.36m (10' 11" x 7' 9") With the continuation of the wood floor covering from the lounge, double glazed window to the rear elevation overlooking the rear garden and beautiful countryside views beyond, wall mounted single radiator.

First Floor

Landing

1.91m x 2.25m (6' 3" x 7' 5") Accessed via the main entrance hallway, double glazed window to the side elevation, linen storage cupboard and ceiling mounted loft access point.

Bedroom 1

2.85m x 3.77m (9' 4" x 12' 4") With two double glazed windows to the front elevation, wall mounted radiator, TV point and a double fitted wardrobe providing ample storage and hanging space. Internal door leads to en-suite shower facility.

En-Suite

1.76m x 2.09m (5' 9" x 6' 10") This modern 3 piece shower suite comprises of a low level wc, wall mounted wash hand basin and corner mounted shower enclosure with mains fed shower and attachment. Wall mounted radiator, extractor fan and double glazed window to the side elevation.

Bedroom 2

3.41m x 3.37m (11' 2" x 11' 1") With double glazed window to the rear elevation, wall mounted radiator, TV point and space for bedroom furniture.

Bedroom 3

3.42m x 2.53m (11' 3" x 8' 4") With double glazed window to the rear elevation, wall mounted radiator and space for bedroom furniture.

Bathroom

1.87m x 1.89m (6' 2" x 6' 2") Comprising of a modern three-piece white suite to contain WC, wall mounted wash hand basin and panelled bath with pull out shower attachment. Wall mounted extractor fan, part wall tiling, double glazed obscured window, wall mounted radiator and tiled floor covering.

Outside

To the front elevation is a double width 'block paved' driveway that provides parking for two vehicles and gives access to an integral garage with open over door, light and power. Wall mounted outside tap, stocked flowerbed and side access pathway leading to rear garden.

The beautiful rear garden comprises of a full with paved patio entertaining terrace with raised stocked flower beds. The main part of the garden is an area of lawn with additional stocked flower beds and borders all enclosed by timber fence boundaries and benefiting from distant countryside views.

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.



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