

Ladygrove, Sawmills, Belper, Derbyshire. DE56 2JS

£375,000 Freehold

FOR SALE

 DERBYSHIRE  
PROPERTIES  
- SALES & LETTINGS -



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this spacious and well presented and extended 3 bedroom detached family bungalow situated in a semi rural location. The property briefly comprises of :- entrance hall, large lounge/dining room, sunroom, breakfast/kitchen, utility room, family bathroom, 3 double bedrooms and family bathroom. Externally the property is located on an elevated plot benefiting from superb countryside views to the front elevation and a private enclosed garden to the rear and side elevations. An internal inspection should be undertaken to avoid disappointment.

The location is highly convenient and offers a good range of local amenities close by. It is approximately one mile from Crich, famous for the Tramway Museum, and is convenient for the towns of Belper, Matlock and Alfreton. Useful road and rail links, including the A6, which provides the gateway to the stunning Peak District, A610, A38 & M1, meaning Sheffield and Nottingham are within a reasonable commute and a direct trainline to both Matlock and Derby from the neighbouring village of Ambergate.

## FEATURES

- Detached Bungalow
- Three bedrooms and Family Bathroom
- Rolling Countryside Views
- Convenient For Major Travel Links
- Driveway Parking
- View Absolutely Essential!
- Virtual Tour Available
- Council Tax Band D

- SALES & LETTINGS -



# ROOM DESCRIPTIONS

## Entrance Hall

3.16m x 1.17m (10' 4" x 3' 10")

Entered via sealed unit double glazed door from the front elevation with; wall mounted radiator, wood floor covering and ceiling mounted loft access point.

## Living Room

7.13m x 3.30m (23' 5" x 10' 10")

This beautiful room creates space for all the family and benefits from two double glazed windows to the front elevation, framing the beautiful natural countryside surrounding. Wall mounted radiators, decorative coving, TV point. The feature focal point of the room is a wall mounted modern gas fire with marble surround backdrop and hearth.

## Inner Hall

1.09m x 1.03m (3' 7" x 3' 5")

Accessed via the lounge with internal doors leading to both bedroom two and bathroom.

## Bedroom

3.26m x 2.84m (10' 8" x 9' 4")

With double glazed window to the rear elevation, wall mounted radiator, decorative coving, TV point and space for double wardrobe.

## Bathroom

2.51m x 2.44m (8' 3" x 8' 0")

This beautifully presented and remodelled four piece family bathroom consists of a WC, pedestal wash hand basin, panelled bath with shower attachment and large shower enclosure with wall mounted electric shower and attachment over. Fully tiled attractive walls and floor, wall mounted radiator, wall mounted extractor fan and double glazed obscured window.

## Conservatory

3.22m x 2.87m (10' 7" x 9' 5")

Located to the side elevation and constructed from a brick base with UPVC panels and pitch roof with wall mounted radiator, wood floor covering, double internal doors to the lounge/diner and internal door accessing the master bedroom

## Bedroom

4.45m x 3.42m (14' 7" x 11' 3")

Located to the rear of the property and with two windows, benefiting from a dual aspect, decorative coving to ceiling, TV point and wall mounted radiator.

## Bedroom

3.67m x 3.29m (12' 0" x 10' 10")

Accessed via the main entrance hall with double glazed window to the front elevation, offering stunning countryside views, wall mounted radiator, decorative coving, wood floor covering and space for free standing wardrobes.

## Kitchen

5.58m x 3.48m (18' 4" x 11' 5")

This quality kitchen comprises of a range of bespoke oak fitted wall and base mounted kitchen cupboards with granite work surfaces incorporating a large Belfast sink and providing space for double width, stove with inbuilt extractor hood and canopy over. Granite splashback areas, spotlights to ceiling and ceiling lantern provide high levels of natural light, space for American style fridge/freezer, undercounter space and plumbing for both washing machine and tumble dryer, double glazed door to the side elevation, feature breakfast bar with granite top and storage space beneath, floor to ceiling bespoke dresser with granite top and glass Display cabinets, tiled floor covering and internal door accessing utility room.

## Utility

1.74m x 1.66m (5' 9" x 5' 5")

Mainly comprising of a range of wall and base mounted storage cupboards with granite works surface. Wall mounted radiator and double glazed obscured window.

## Outside

The property benefits from an elevated position providing countryside views. The property is set back behind a large tarmac driveway, the frontage to the property provides parking for 3 to 4 vehicles and as side access pathway leads to the side and rear gardens. To the side aspect is a landscaped raised decking terrace, providing ample space for outdoor entertaining. The rear garden is low maintenance with raised flowerbeds and borders, timber fenced boundaries provide high levels of privacy from neighbouring properties.

## Area

The location is highly convenient and offers a good range of local amenities close by. It is approximately one mile from Crich, famous for the Tramway Museum, and is convenient for the towns of Belper, Matlock and Alfreton. Useful road and rail links, including the A6, which provides the gateway to the stunning Peak District, A610, A38 & M1, meaning Sheffield and Nottingham are within a reasonable commute and a direct trainline to both Matlock and Derby from the neighbouring village of Ambergate.

## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	