

Lynton Road, Ambergate, Belper, Derbyshire. DE56 2GW

£425,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this beautifully presented, spacious detached chalet bungalow located in the village of Ambergate.

The property benefits from an elevated position and offers stunning views of the surrounding countryside. Internally the property briefly comprises of :- external storm porch, reception hall, living room, downstairs double bedroom, study, utility room, bathroom and a superb plan living kitchen/diner. To the first floor a landing provides access to 2 further double bedrooms and shower room.

Externally the property offers an elevated plot with parking for 2 to 3 vehicles at the front elevation and beautiful frontage benefiting from the superb surrounding countryside. The rear garden has been landscaped by the current owners and offers a private and spacious rear garden offering stunning views over the Derwent Valley.

We believe the property will ideally suit families and potentially those looking to downsize and an early internal and external inspection is essential to avoid missing out!

FEATURES

- Beautiful Detached Chalet Bungalow
- 3 Double Bedrooms & 1 Large Reception Rooms
- Study/Utility & Ground Floor Bathroom
- Shower Room To First Floor
- Superbly Presented Throughout
- Stunning Open Plan Living/Kitchen/Dining Room
- Landscaped Front And Rear Gardens
- Gorgeous Elevated Views Across The Derwent Valley
- Family Home or Downsize
- COUNCIL TAX BAND E



ROOM DESCRIPTIONS

External Storm Porch

With Internal door providing access into the main reception hall.

Reception Hall

Entered from the external storm porch into this beautiful spacious, light and airy hallway with beautiful tiled flooring and decorative picture rail. Wall mounted single radiator, coat storage and internal original doors accessing all downstairs rooms.

Living Room

With large bay window offering stunning elevated views to the front elevation with bespoke curved window seat. Wall mounted radiator, exposed wooden floorboards, decorative picture rail, two circular porthole windows with stained glass to the side elevation and TV point. The feature focal point of the room is an inset cast-iron log burning fire set upon a raised marble hearth.

Ground Floor Double Bedroom

With large double glazed bay window to the front elevation, curved radiator, exposed floorboards, decorative coving, picture rail and space for wardrobes.

Study

With decorative picture rail, window to the side elevation and carpeted staircase to the first floor landing.

Utility Room & Side Entrance Hall

With double glazed door and bay window to the side elevation, wood floor covering, wall mounted single radiator, useful floor to ceiling storage cupboard and space and plumbing for both washing machine and tumble dryer.

Ground Floor Bathroom

Comprising of a modern three-piece suite to include WC, large vanity unit with inset sink and panelled bath with main fed shower and complimentary glass shower screen. Attractive tiling to walls and floor, wall mounted heated towel rail, spotlights to ceiling and wall mounted extractor fan.

Superb Open Plan Living/Kitchen Diner

This beautiful room located to the rear of the property firstly comprises of a stunning kitchen that contains range of wall and based mounted 'Shaker' units with granite worksurfaces incorporating a one and a half bowl stainless steel sink with mixer taps. Integrated dishwasher, integrated double oven, space for fridge/freezer, Five ring gas hob with stainless steel extractor canopy and granite splashback, double glazed window to the rear elevation, and decorative coving to ceiling.

Dividing the kitchen and dining area is a superb central island again with granite worksurface that provides additional storage space and seating. The continuation of the exposed floorboards from the kitchen area continues into the dining area that offers two wall mounted radiators, decorative coving to ceiling, window to the side elevation and double glazed patio doors provide access onto the rear garden.

First Floor

landing

Accessed via the study with internal doors leading to 2 further double bedrooms and shower room.

Double Bedroom

With skylights to the front and rear elevations, double glazed dormer window to the side elevation providing stunning elevated views, wall mounted double radiator and storage located in the roof eaves.

Double Bedroom

With double glazed door window to the side elevation, wall mounted double radiator and storage located in the roof eaves.

Shower Room

Comprising of a three-piece white shower suite to include WC, wall mounted wash hand basin and shower enclosure with mains fed shower and attachment. Wall mounted single radiator, Velux window to the rear elevation, and ceiling mounted loft access point.

Outside

The elevated front garden offers parking for 2/3 vehicles with steps leading out onto a front terrace that benefits from superb views.

The rear garden has been landscaped to a high standard and offers high degrees of privacy throughout. From the rear elevation steps lead to a full width paved entertaining terrace with attractive dry stone walling and well stocked rockery and flowerbeds. Timber garden shed, with a set steps located to the side of this lead to a sizable lawn area with further planted flowerbeds and borders with mature shrubbery and trees providing high levels of privacy from neighbouring properties. To the top of the garden is a further paved entertaining terrace again benefiting from superb elevated views, further dry stone wall with rockery and wildflower meadow. Mature trees and hedge-row borders and fenced boundary to the rear elevation.

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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