

Derby Road, Ambergate, Belper, Derbyshire. DE56 2GD

£250,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this impressive and generously proportioned home, located in the highly regarded village of Ambergate. Combining character features with modern presentation, the property occupies a rare one-and-a-half plot and benefits from exceptional outdoor space and a substantial detached double garage/workshop.

## FEATURES

- Large Period Semi Detached Home
- 2 Double Bedrooms
- Superb Shower Room
- Large Double Garage/Workshop
- Landscaped Gardens
- Open Plan Kitchen/Diner
- Elevated Location With Views
- Ideal First Home
- Viewing Absolutely Essential!



## ROOM DESCRIPTIONS

### Entrance Hall

The accommodation briefly comprises an inviting entrance hallway with composite door, wood flooring and exposed brick feature wall, providing access to the principal ground floor rooms.

### Kitchen/Diner

The open plan kitchen/dining room is fitted with a range of base units with roll-top work surfaces incorporating an integral gas range with stainless steel extractor canopy and mirrored splashback. There is space for a fridge/freezer, tiled flooring, radiator, storage alcove and a double glazed window to the rear elevation.

### Utility

A separate utility room offers additional base units with a large stainless steel sink and mixer tap, tiled splashbacks, plumbing and under-counter space for both a washing machine and dishwasher. Further features include a modern vertical radiator, wall-mounted shelving and plate rack, a Worcester Bosch combination boiler, tiled flooring, and a double glazed window and composite door to the side elevation.

### Living Room

The living room enjoys a large double glazed window to the front elevation, framing delightful views across open countryside. Additional features include a period-style radiator, solid flooring, decorative coving and TV point. The focal point of the room is an electric fire with decorative surround and slate hearth.

### Inner Hallway

An inner hallway, accessed via the kitchen/diner, provides a carpeted staircase rising to the first floor.

### First Floor

#### Landing

To the first floor, a superb galleried landing gives access to two generous bedrooms and a beautifully appointed shower room.

#### Bedroom 1

Bedroom One benefits from a double glazed window to the front elevation with countryside views, fitted wardrobes providing useful storage and hanging space, a period-style radiator, and an attractive pitched ceiling with painted beams.

#### Bedroom 2

Bedroom Two has a double glazed window to the rear elevation, decorative coving, radiator, TV point and space for wardrobes.

### Shower Room

The stylish period-inspired shower room comprises a WC, bespoke wash hand basin and a large shower enclosure with mains-fed shower and sliding doors. Complementary wall tiling, tiled flooring, spotlights, extractor fan, period-style radiator and obscured double glazed sash window complete the space.

### Outside

Externally, the property is approached via a side pathway leading to its elevated frontage with attractive boundary walls and seating area. The superb rear garden extends to approximately one and a half plots and is arranged over three landscaped tiers. These include lawned areas with mature shrubs and planting, a courtyard garden directly outside the rear door ideal for entertaining, and at the highest point a summer house with light, power and insulation, alongside a timber garden shed and feature pond. The garden enjoys pleasant views over the surrounding countryside and provides multiple terraces ideal for outdoor entertaining.

Positioned directly in front of the property is a substantial detached Brit-built double garage/workshop with electric up-and-over door, additional pedestrian door and front window. The garage benefits from light, power and fitted shelving, lending itself to a variety of uses including workshop space, business use or home gym.

A rare opportunity to purchase a spacious period home with extensive gardens, outstanding views and versatile outbuildings. Early viewing is strongly recommended to avoid disappointment.

### Disclaimer

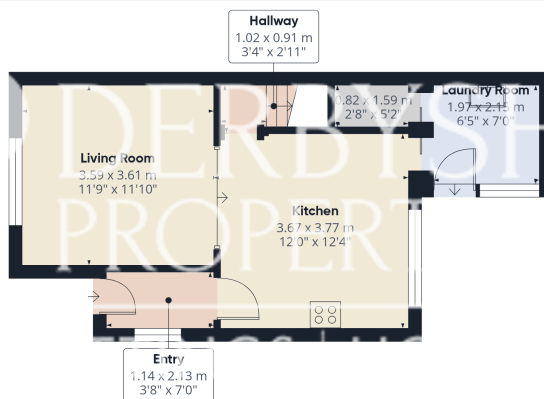
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.







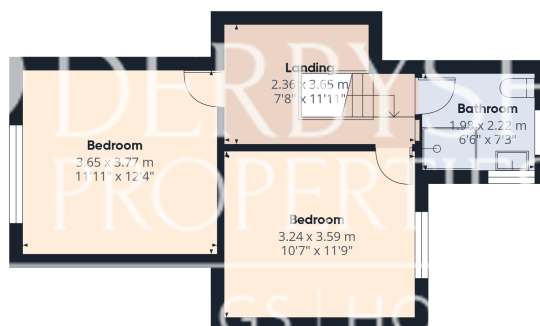
## FLOORPLAN & EPC



Ground Floor Building 1



**Approximate total area<sup>(n)</sup>**  
72.5 m<sup>2</sup>  
779 ft<sup>2</sup>



**Floor 1** Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

