

Home 2 Sell

Quality Service For Less



27 Newbridge Road

Ambergate, DE56 2GR

£475,000



REDUCED FOR A LIMITED PERIOD.

Home2sell are delighted to offer this magnificent and sympathetically extended FOUR bedroom detached executive family residence situated in a much sought after location of Ambergate Derbyshire. Enjoying an elevated position and benefitting from breath taking views of the surrounding Derbyshire countryside and surrounding Derwent Valley. A recommended internal inspection will reveal; an entrance hall with staircase to the first floor landing, guest cloakroom WC, a generous lounge with beautiful views and a feature fireplace having an inset multifuel burning stove, Music Room/ Study having a fine aspect and views with an inset multifuel burning stove, utility and a most impressive Living Dining Kitchen having integrated NEFF appliances and Quartz work surfaces. To the first floor landing four generous bedrooms, the master having an en suite shower room and walk in wardrobe. The property also has a luxury bathroom having a fitted three piece suite. Outside this wonderful family home has a block paved and tarmac paving driveway providing ample off road parking with fore garden. Having steps to the side leading to the entrance door and gated access to the enclosed rear garden.

A special feature of the sale is the delightful rear garden which has an Indian flagstone patio immediately to the rear giving way to a pathway and lawn with mature established borders. Further lawn area then a decking sun terrace positioned at the top of the garden with a Summer House and Hot Tub that enjoy the far reaching magnificent views. This makes an ideal place for el fresco dining and entertaining and can only be truly appreciated when viewed.



Entrance Hall

The property is entered via a composite door, PVCu double glazed window to the side elevation, quality wood grain effect flooring, useful under stairs storage, two ceiling lights, central heating radiator and stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin with complimentary splash back tiling, quality wood grain effect flooring and ceiling light.

Study/Music Room

8'5" x 11'10" (2.57m x 3.61m)

Having a PVCu double glazed window to the front elevation with a fine aspect and views, central heating radiator, coving to the ceiling and ceiling light. The focal point of this versatile room is an inset multifuel burning stove set on a stone hearth with exposed brick back drop.

Lounge

13'11" x 13'10" max into bay (4.25m x 4.24m max into bay)

Having a PVCu double glazed walk in bay window to the front elevation enjoying a fine aspect and views, central heating radiator, window to the side, television point and ceiling light. The focal point of the room is an inset multi fuel burning stove set on a raised stone hearth with exposed brick back drop and lintel.

Utility

13'11" x 13'11" (4.25m x 4.25m)

Having recessed ceiling lighting, quality wood grain effect flooring, a wall mounted Baxi gas combination boiler which services the domestic hot water and central heating system. Having roll top work surface with fitted cupboard, space and plumbing for an automatic washing machine and space for a tumble dryer.

Living Dining Kitchen

20'4" x 11'8" (6.21m x 3.56m)

This most impressive room has a beautiful fitted kitchen comprising of a range of base wall and matching drawer units with Italian quartz work surfaces over with complimentary

splash backs and sills. Incorporating a one and a half sink drainer with Swan neck mixer tap. Integrated NEFF double oven with NEFF induction hob with a stainless steel extractor canopy over and an integrated NEFF dishwasher. Having a quartz breakfast bar with down lighting, recessed ceiling lighting, space for an American style fridge freezer, natural stone tiled flooring, two PVCu double glazed windows to the rear garden aspect, two velux windows, useful pantry, short and long column radiators and a composite door with glazed inserts to the side access. Television Point.

To the first floor landing

Having a ceiling light and access to the loft void.

Master Bedroom

11'8" x 10'2" (3.56m x 3.10m)

Having PVCu double glazed French doors to the rear elevation with an internal Juliet balcony. Central heating radiator, ceiling light and television point.

En suite

Having a three piece suite comprising of a double vanity hand wash basin unit with fitted cupboards and complimentary splash back tiling, close couple WC and a tiled shower enclosure having a thermostatically controlled shower with rain head and hand held attachment. Ladder style heated towel rail and recessed ceiling lighting.

Walk in Wardrobe

Having sliding doors, skylight and recessed lighting.

Bedroom Two

11'5" x 11'10" (3.49m x 3.61m)

Having a PVCu double glazed window to the front elevation enjoying panoramic views of the rolling Derbyshire countryside, central heating radiator and ceiling light.

Bedroom Three

11'9" x 11'0" (3.59m x 3.37m)

Having a PVCu double glazed window to the front elevation enjoying panoramic views of the rolling Derbyshire countryside, central heating radiator and ceiling light.

Bedroom Four

7'1" x 6'4" (2.18m x 1.95m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Luxury Family Bathroom

Having a three piece suite comprising of a twin vanity hand wash basin unit with fitted cabinet, close couple WC and a bath with panelled side and thermostatically controlled shower over having a rain head and hand held attachment. Porcelain floor tiling, complimentary wall tiling, ceiling light and ladder style heated towel rail.

Outside

The property enjoys a prominent elevated position enjoying far reaching views. Having a block paved and tarmacadam sweeping driveway providing ample off road parking with fore garden. Having steps to the side leading to the entrance door and gated access to the enclosed rear garden.

A special feature of the sale is the delightful rear garden which has an Indian flagstone patio immediately to the rear giving way to a pathway and lawn with mature established borders. Large timber garden shed, further lawn area then a decking sun terrace with Summer house and Hot Tub that enjoy the far reaching magnificent views. This makes an ideal place for el fresco dining and entertaining and can only be truly appreciated when viewed.

Summer House

Having power and light, PVCu double glazed French doors and matching windows.

Area

The village of Ambergate is highly convenient. It is approximately one mile from Crich, famous for the tramway museum and is convenient for Belper (four miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east), and Junction 26 of the M1 motorway (thirteen miles away).

Junction 28 of the M1 is conveniently placed approximately seven miles away. There is fast access onto the A38 for Derby city centre (twelve miles to the south) which offers a comprehensive range of amenities. The nearby open countryside with the River Derwent offers some spectacular scenery and delightful country walks. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park lies approximately ten miles to the west.

Directional Note

From our Belper branch of Home2sell proceed to the Morrison's island turning right towards Matlock along the A6 north, leaving Belper and through into the village of Ambergate, eventually taking a right hand turn onto Newbridge Road, where the property can be found on the left hand side, clearly identified by our distinctive Home2sell For Sale Board.



Road Map



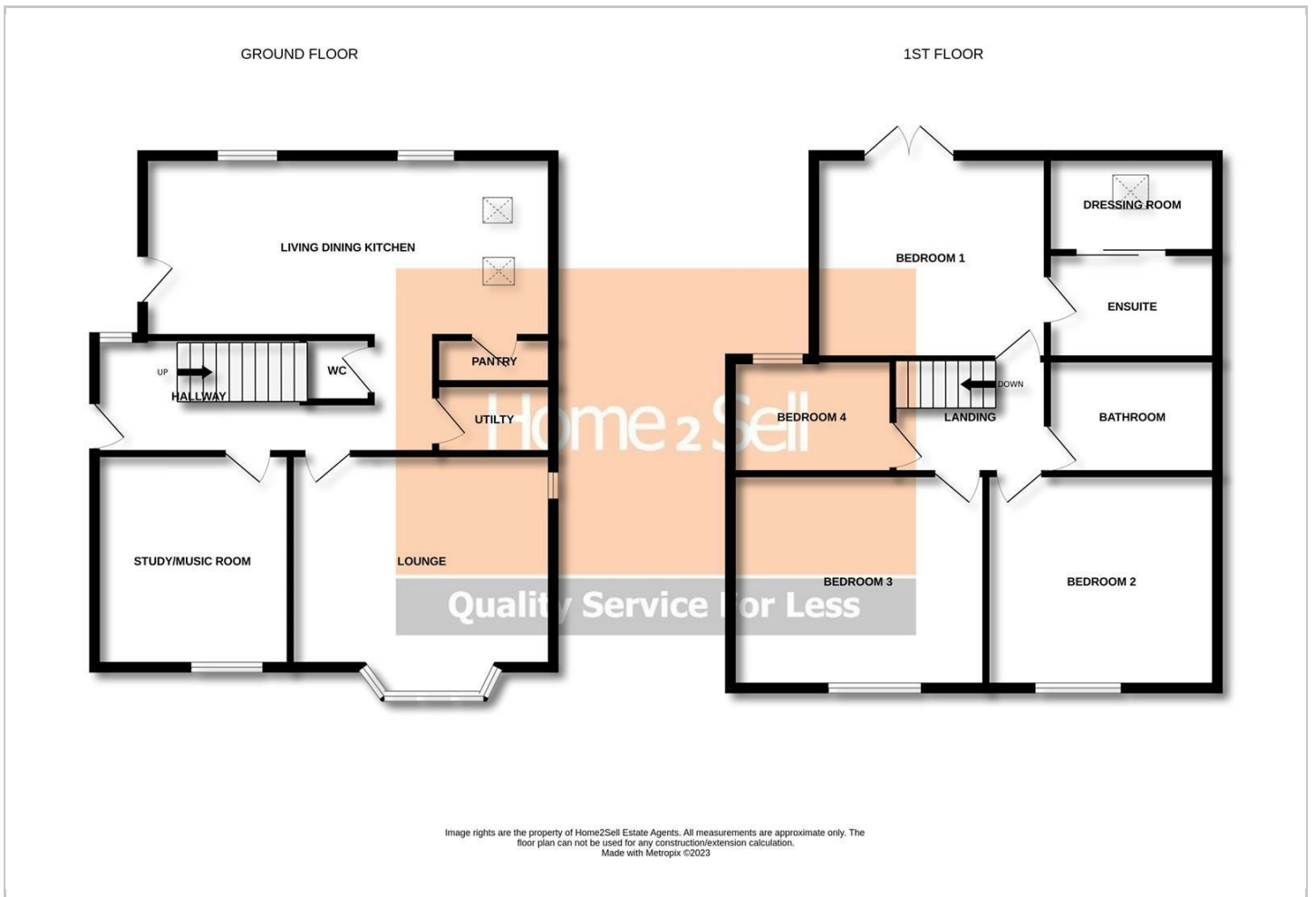
Hybrid Map



Terrain Map



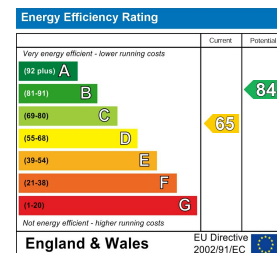
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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