

Home 2 Sell

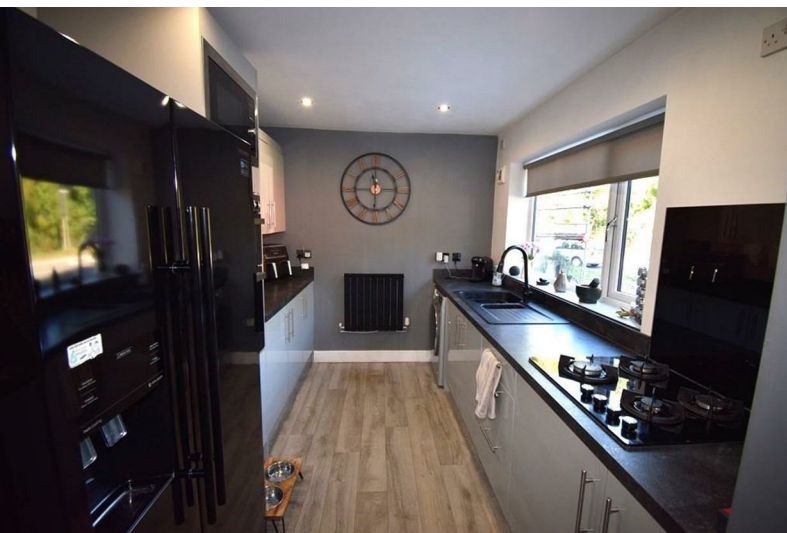
Quality Service For Less



4 Ripley Road

Sawmills, Ambergate, DE56 2JQ

Offers Around £189,995



Home2sell are delighted to offer this two bed roomed semi detached residence with SINGLE GARAGE situated in a much sought after area of Ambergate Derbyshire. The property represents an excellent opportunity for the discerning purchaser to acquire a beautifully appointed and presented family home. The property has undergone a modernisation programme and can only be truly appreciated when viewed. Accommodation comprising in brief of entrance Porch, Hallway, modern fitted kitchen, lounge dining room and a PVCu Conservatory. To the first floor two generous bedrooms and an impressive luxury family bathroom having a four piece suite. Having the benefit of PVCu sealed unit double glazing and gas central heating with combination boiler. Outside to the front is a low maintenance fore garden with paving and a resin driveway providing ample off road parking and leading to the single garage. To the rear a patio with steps leading to the embankment well stocked and mature garden.



Entrance Porch

The property is entered via a PVCu door with glazed insert and matching side panel and ceramic tiled flooring.

Hallyway

Having access to the Kitchen and Lounge Dining Room.

Fitted Kitchen

13'8" x 7'11" (4.19m x 2.43m)

Having a beautiful modern fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with Swan neck mixer tap. Having an integrated microwave oven, integrated electric fan assisted double oven, integrated gas four ring hob, space for an American style fridge freezer. Having space and plumbing for an automatic washing machine, recessed ceiling lighting, column style radiator and quality vinyl wood grain effect flooring.

Lounge Dining Room

18'0" reducing 15'3" x 12'6" ext 13'8" (5.49m reducing 4.66m x 3.83m ext 4.19m)

This generously proportioned room has a media wall with space for a flat screen television and sound bar, with inset feature electric living flame fire. Having two central heating radiators, PVCu double glazed window to the side elevation, ceiling light, glazed door to the conservatory and stairs off to the first floor landing.

Conservatory

10'3" x 8'4" (3.13m x 2.55m)

Being of PVCu sealed unit construction on a brick

base with door to the side aspect and polycarbonate roof system. Having central heating radiator and laminate wood grain effect flooring.

To the first floor landing

Having access to the loft void and ceiling light (Gas Combi Boiler in loft).

Bedroom One

13'8" x 8'10" (4.18m x 2.70m)

This generously proportioned room has a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Bedroom Two

13'9" x 8'2" (4.21m x 2.50m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Useful storage cupboard.

Luxury Family Bathroom

Having a four piece suite comprising of a close couple WC, free standing bath. vanity hand wash basin and a walk in shower with hand held and rain head. Complimentary splash back tiling, recessed ceiling lighting and a PVCu double glazed opaque window to the side elevation. Column radiator and vinyl flooring.

Outside

Outside to the front is a low maintenance fore garden with paving and a resin driveway providing ample off road parking and leading to the single garage. To the rear a patio with steps leading to the embankment well stocked and mature garden.

Garage

Having an electric roller shutter door with power and light. Window and courtesy door to the rear.

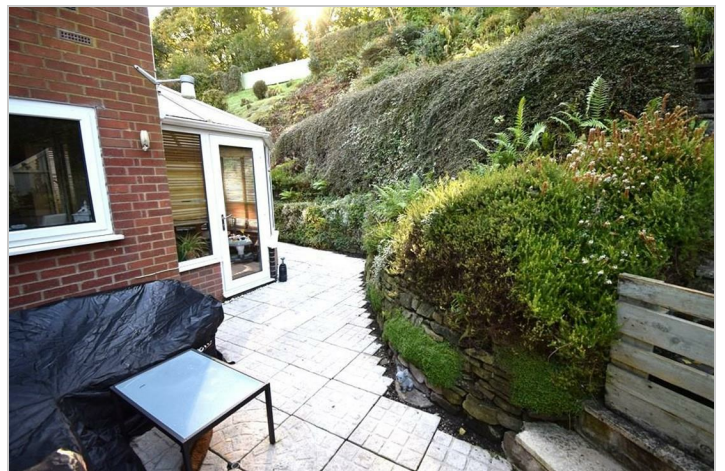
Area

The village of Ambergate is highly convenient and offers a good range of local amenities to include general store, primary school and bus services. 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 the Belper Branch of Home2sell proceed towards the Morrisin's Island bearing right on to the A6. Proceed along the A6 heading toward Matlock and through the village of Ambergate, opposite the 'Hurt Arms' public house turn right onto the A610 heading toward Ripley, upon entering Sawmills there is a selection of houses set back from the road on the right, turn right into the side road and the property can then be found clearly identified by our distinctive Home2sell For Sale Board.



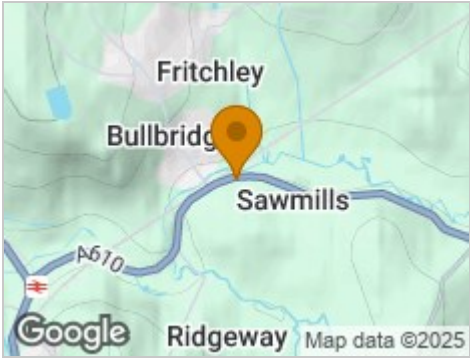
Road Map



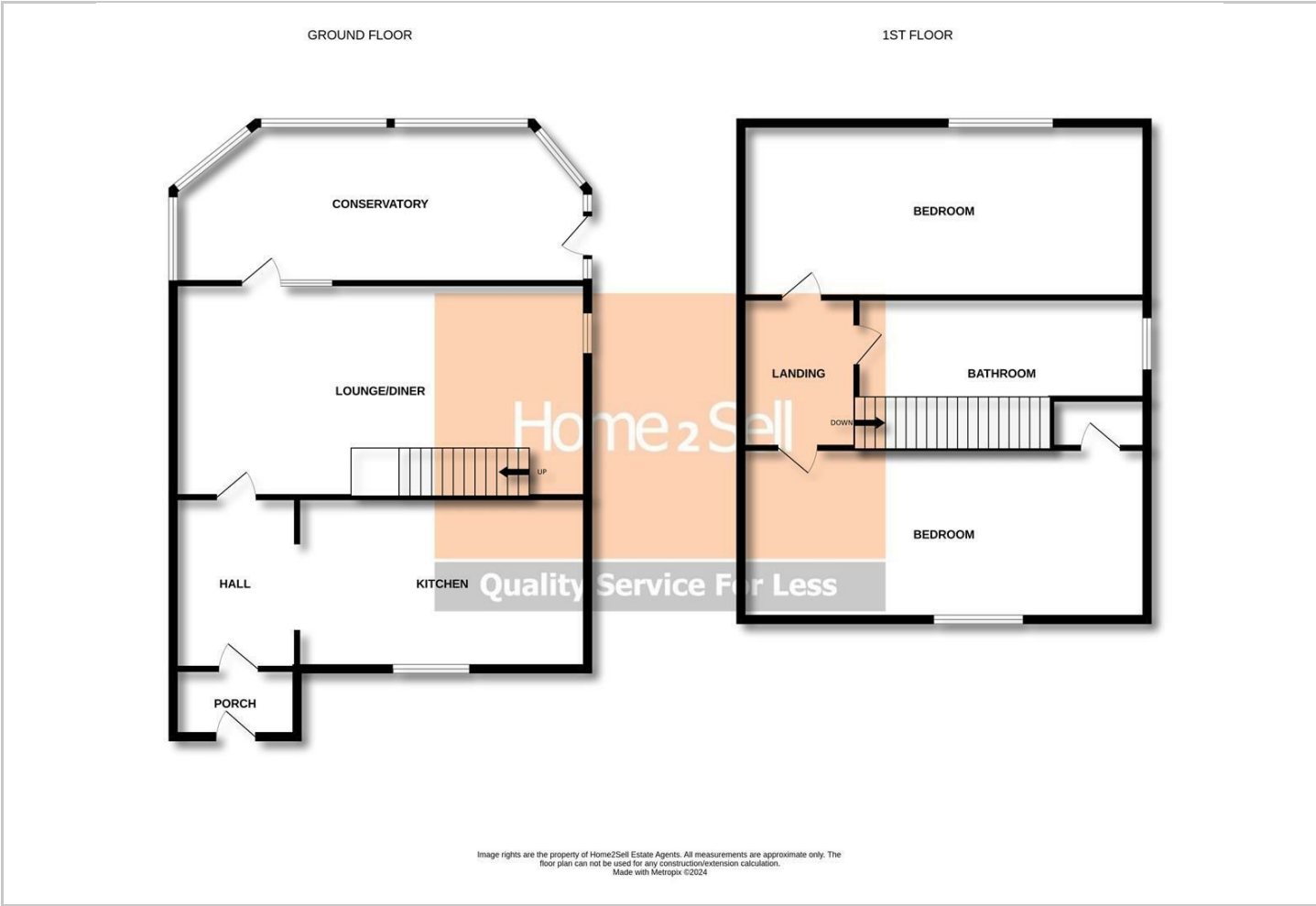
Hybrid Map



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.