



Five Bedroom Detached House, located in Ambaston.

Asking Price Of
£750,000

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LETTINGS & PROPERTY MANAGEMENT

The Willows 32 Main Street Ambaston Derbyshire DE72 3ES



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FULL DESCRIPTION

A rare opportunity to purchase a spacious five-bedroom, three reception room cottage. Blending contemporary re-fitment with versatile space for family life, on a generous, south facing enclosed plot, driveway, parking and double garage.

The deceptive internal accommodation, which is double glazed and centrally heated, extends off a welcoming entrance hall to large beamed lounge with fireplace, further reception room, and large refitted breakfast dining kitchen with " Stephen Christopher Kitchen" all enjoying a south facing aspect with bi-fold doors to patio and garden. In addition, on the ground floor a utility space and downstairs W/C.

To the first floor are three well-proportioned bedrooms, with master benefiting from an en-suite shower room, a further family bathroom with shower over the bath.

Two further double bedrooms are located on the second floor.

Ambaston is a surprisingly accessible village, quiet for family life, yet within easy striking distance of main road networks as well as Long Eaton, Derby and Nottingham centres, and convenient shopping and access to the A52 (Brian Clough Way) through nearby Borrowash.

Offered to the market with Chain Free, an early internal inspection comes highly recommended.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

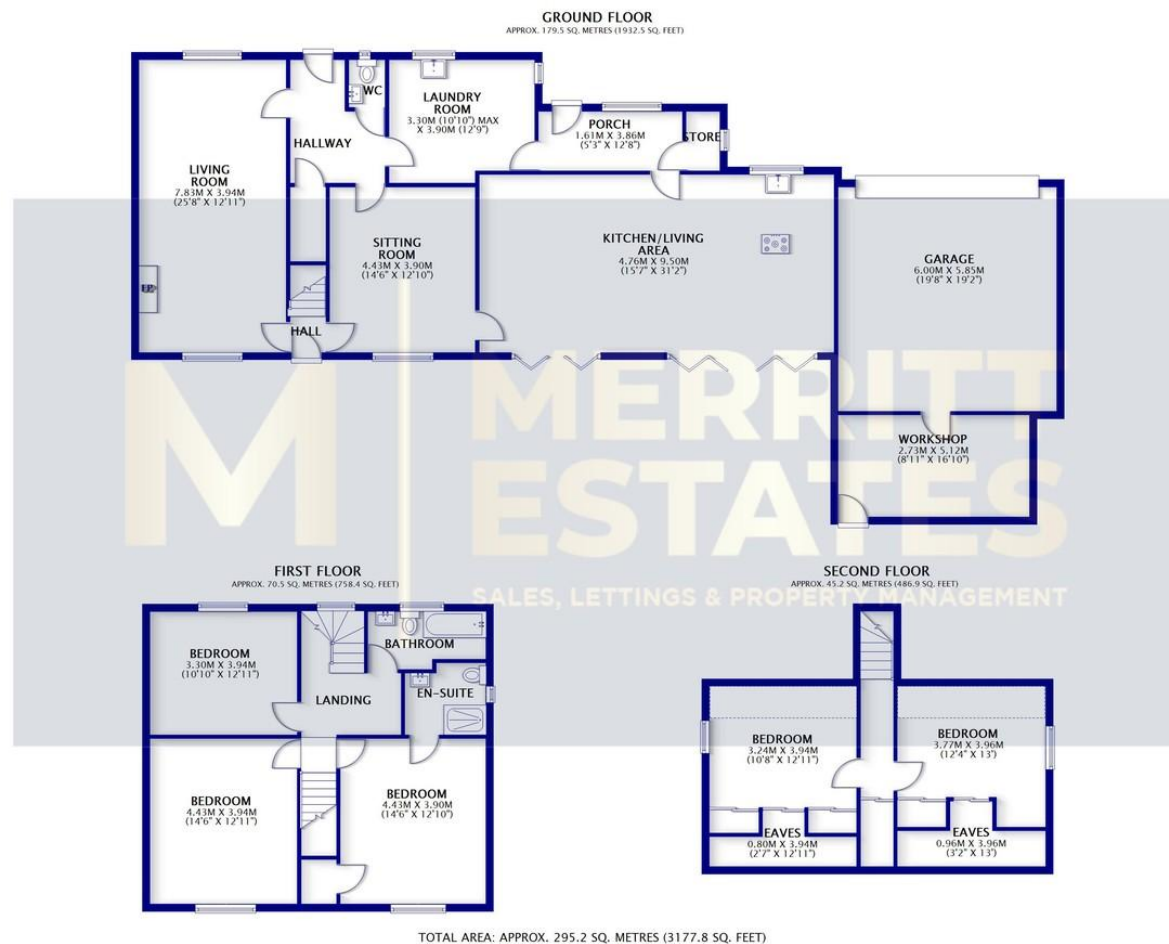
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





FLOORPLAN



CONTACT

Q106 The Quadrant, Nuart
Road, Beeston, Nottingham,
Nottinghamshire, NG9 2NH

E info@merrittstates.com

T 01156463924

www.merrittstates.com

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