



Toadmoor Lane, Ambergate, DE56 2GN

We adore this home and especially the wonderful west-facing garden, which has been lovingly curated over many years. The home has lots of great features including a driveway and detached garage, a sun room and sun terrace looking out to the garden, two large detached outbuildings - one with lots of power - and spacious rooms throughout. This would make a great home for a family with one or two children and is also perfect for a couple or individual looking to downsize.

The home has a driveway with room for 2-3 vehicles to park. It gently slopes up to the detached garage, the front garden and to the path around the home. Enter the home into the kitchen, which has a useful utility-pantry. There are two reception rooms - an elegant sitting room and the splendid sun room leading to the covered sun terrace. There are two double bedrooms and the single bedroom is currently used as a home office. The roomy bathroom has a bath and separate shower cubicle.

The beautiful rear garden is packed with colourful plants and trees and has a pond and dining patio. Two outbuildings provide handy extra storage space.

Ambergate is a village with an impressive heritage. It is sited at the confluence of two rivers (the Derwent and Amber) and the A6 runs alongside the river and railway line all the way up to nearby Cromford. 18 direct trains run to Derby each day and take around 17 minutes, with trains north to Matlock too. The High Peak Trail and towns of Belper, Wirksworth and Matlock are all within a 15 minute drive, with the Derbyshire Dales and Peak District on your doorstep too.

- Spacious, well-presented three bedroom bungalow
- Beautiful sun room looking out to garden
- Utility shed and additional storage shed
- Kitchen with granite worktops
- Magnificent, well-stocked west facing garden
- Detached garage with workshop
- Modern bathroom with separate bath and shower
- Sun terrace and separate dining patio
- Off-road parking for 2-3 vehicles
- Large loft - opportunity to convert to living space

£365,000

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Front of the home

Approach the home up the gently sloping tarmac drive, which has ample space for 2-3 vehicles to park comfortably. There is a dry stone wall on the right and pretty planted borders on the left, with a paved space beside the detached garage being a handy place for bins and additional storage.

Steps with a handrail lead up to the elevated lawn with more colourful planted borders. A tall timber fence here runs the entire perimeter around the back of the home to the garage and driveway. A paved footpath also runs around the perimeter of the bungalow, with secure decorative iron gates on each side. The home has a tiled roof and uPVC double-glazing.

Kitchen

13'3" x 8'10" (4.05 x 2.7)

Enter the home through a part-glazed uPVC front door into a spacious kitchen, which has tile-effect vinyl flooring. On the left are a range of full-height cupboards with space within for a fridge-freezer. The kitchen includes the free-standing butcher's block with a granite worktop that matches the main worktops. A sliding door on the left reveals the very useful utility-pantry room. This has a wide shelf on the right with space and plumbing below for a washing machine. There are more shelves on all sides and a window and ceiling light fitting.

The main kitchen has a range of high and low level cabinets and tiled splashbacks adjacent to the extensive granite worktops. A stainless steel 1.5 sink with heritage-style chrome mixer tap sits beneath the wide east-facing lead-paned window. A Stoves-branded gas oven has a four ring gas hob above and a brushed steel extractor fan overhead. The cabinets also include an integrated AEG dishwasher and a full-height pull-out cupboard.

Between the doors to the sitting room and inner hallway are some wall-mounted cupboards and shelving, above a radiator. The kitchen has two ceiling light fittings and a substantial ceiling fan with light.

Sitting Room

13'7" x 12'3" (4.15 x 3.75)

This is an elegant room with a wide west-facing window looking over the beautiful rear garden. The remote-control coal-effect gas fire was installed in 2015 and sits upon a marble hearth, with matching surround and mantelpiece. All rooms in this bungalow have high ceilings, creating a lovely sense of space. This room has a chandelier light fitting. There are two wide alcoves either side of the fireplace and there is lots of space for furniture in the room, which is carpeted and has a radiator and skirting boards.

Inner Hallway

A glazed timber door from the kitchen leads into the inner hallway. The long hallway has doors to the sun room, the three bedrooms and family bathroom. There is also an airing cupboard with a Baxi boiler (installed 2021) and shelving. A radiator, condensation control unit and ceiling light fitting are also in this space.

Sun Room

14'5" x 9'4" (4.4 x 2.85)

A splendid, sunny west-facing room, this has views directly out over the rear garden and, beyond, to the hilly countryside. With a lush deep carpet and crisp white decor, the full-width windows and sliding doors bathe the room in natural light.

This is a versatile room - the current owners use it as a dining room and, as you can see from the photographs, there is still plenty of space for seating and additional furniture. Double timber doors with leaf-motif glazing lead back into the inner hallway.

Bedroom One

9'10" x 9'6" (3 x 2.9)

This large double bedroom has views out through the sun terrace to the beautiful garden. Whilst writing this description, I got very excited about a mallard that swooped into the garden and started wandering about...the lack of similar excitement from the owners was explained by the fact it is a daily occurrence. What a lovely thing to see each day.

On the left is a triple full-height mirrored wardrobe with lots of hanging rail and shelving space. This creates lots of space within the bedroom for a double bed and additional furniture. The room has a radiator, TV point, ceiling light fitting, wall lights and skirting boards.



Bedroom Two

10'0" x 8'6" (3.05 x 2.6)

Another good-sized double room, especially with the full-height fitted wardrobe on the right offering lots of storage space. There are lovely east-facing views to the front garden through the lead-paned window. This room is carpeted and has a ceiling light fitting, skirting boards and radiator.

Bedroom Three

8'4" x 6'2" (2.55 x 1.9)

Currently utilised as a home office with full-height and full-width shelving on the right, this room also has additional high-level shelving on the left. There is space for a large desk too. Like all rooms on this eastern side of the home, the windows are lead-paned. The room is carpeted and has a radiator, ceiling light fitting and loft hatch above.

There is a pull-down loft ladder leading up to the boarded loft. It is a large space, with the potential to extend into, subject to planning consent.

Bathroom

8'4" x 7'10" (2.55 x 2.4)

We love the underfloor heating beneath the ceramic tiled floor! This large bathroom has a bath and separate shower cubicle, with sliding glass doors and a mains-fed shower. The bath itself has a conveniently-positioned mixer tap in the corner, meaning you can truly stretch out. The ceramic WC has an integrated flush and there is a ceramic pedestal sink with chrome mixer tap. A wall-mounted mirrored cabinet is located above the sink. The room has frosted lead-paned windows, floor to ceiling tiles, a ceiling light fitting, extractor fan, chrome vertical heated towel rail and radiator.

Detached Garage

18'8" x 12'3" (5.7 x 3.75)

The spacious garage has room for a car and has fixed workshop shelving at the far end. The garage has a concrete floor, lighting and power.

Outbuildings

9'10" x 7'10" and 6'6" x 6'6" (3 x 2.4 and 2 x 2)

Comprising a large utility shed with lots of power points and lighting, as well as a smaller shed, these provide useful additional storage space. The larger building could work very well as a garden office.

Rear Garden

The magnificent garden is west and south facing, so gets the sun from late morning to sunset. The wide covered sun terrace provides sheltered seating and dining spots. The well-stocked borders have been lovingly cared for over several years and surround the neat lawn. Amongst the wide variety of plants are clematis, ash and cypress trees. There is a small pond too.

At the southern end of the garden is a large dining patio area with room for a barbecue. The garden also has an outside tap and outside lights. This is a quiet and colourful sanctuary at the rear of the home with views over rooftops to the hilly countryside to the west of Ambergate.

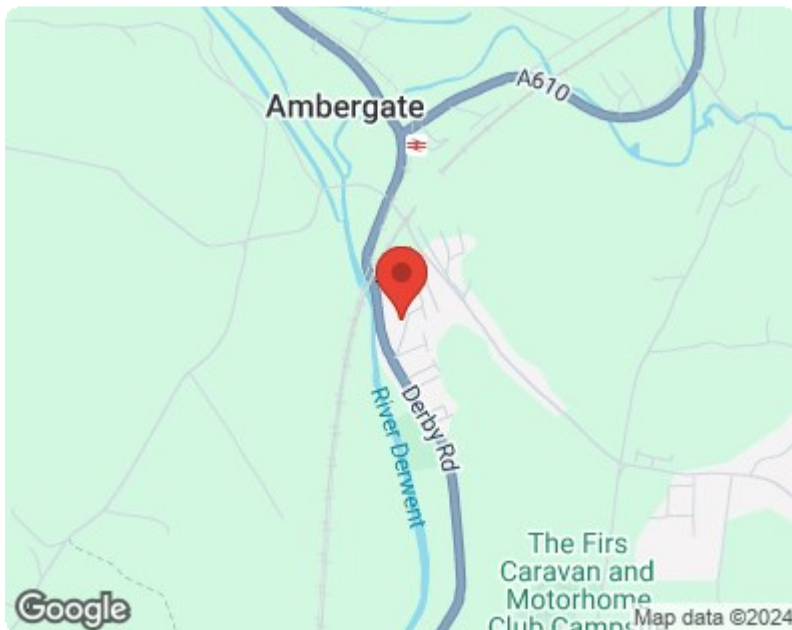


Rosebank

Approximate Gross Internal Area
117 Sq M / 1259 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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