



## Treetops, 119 Derby Road, Ambergate, Belper, Derbyshire, DE56 2GD

**Price Guide £537,500**



The beautifully presented FAMILY HOME offers generously proportioned yet versatile accommodation with mature grounds, which extend to approx ONE ACRE with sweeping driveway providing OFF ROAD PARKING for several vehicles, garaging for three cars, workshop, detached office building and mature tiered gardens which command an elevated position, being surrounded by woodland. VIEWING ADVISED.



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The quality accommodation comprises front entrance porch, dining hallway with multi-fuel burning stove. An open plan living dining kitchen comprises a spacious lounge with box bay window providing stunning countryside views, solid oak flooring and contemporary multi-fuel burner, which opens into the dining area and a superb fitted oak breakfast kitchen with integrated appliances and separate utility room. There is a ground floor shower room and bedroom 5/ family room. On the first floor there are four further bedrooms, principle with ensuite and family bathroom.

Benefiting from UPVC double glazed windows and doors (majority with triple glazing), gas central heating fired by a combi boiler, security alarm system. Solid oak flooring, three multi-fuel burning stoves and air conditioning to the principle bedroom. The family have invested in solar panels owned by 119 Derby Road, which allow discounted electricity.

Externally the property occupies a plot extending to approx one acre, having sweeping driveway with single detached garage, double garage/workshop. An office unit ideal for business purposes heated by a biomass stove, hardstanding, car port and outside WC. There are front rockery garden and mature tiered rear gardens, which are laid to lawn and lead into natural woodland, extending to approx half an acre.

Ambergate is a sought after location with excellent road links ie A6, A38 and M1. There is a well connected railway station, excellent

primary school, village store and popular public house and restaurant. Surrounded by countryside with many local walks. Ambergate provides the gateway to the beautiful Peak District.

## ACCOMMODATION

### ENTRANCE PORCH

Having glazed double doors, Minton tiled floor and half glazed upvc entrance door:

### DINING HALLWAY

17'5 x 14'6 (5.31m x 4.42m)

A generously proportioned room having solid oak flooring, upvc double glazed box bay window to the front enjoying far reaching views, radiator and stairs lead off to the first floor. A recessed fireplace with solid oak mantel shelf and stone hearth houses a Dunsley Highlander 5 multi-fuel stove. A half glazed door opens into :

### INNER HALLWAY

Having a radiator, solid oak flooring and a useful under stairs cloaks cupboard provides excellent storage facility.

### BEDROOM 5 / FAMILY ROOM

12' x 12' (3.66m` x 3.66m`)

A versatile room having dual aspect upvc double glazed windows to the side and rear. There are inset spot lights, T.V aerial point, radiator and a stylish corner wood burning stove with a granite hearth.

### GROUND FLOOR SHOWER ROOM

Beautifully fitted with a quality three piece suite

comprising; double shower enclosure with a shower and body jets, pedestal wash hand basin and a low flush w.c. There is complementary half tiling, heated towel radiator, ceramic tiled floor, shaver point and a upvc double glazed window to the rear.

## **OPEN PLAN LIVING DINING KITCHEN**

### **BREAKFAST KITCHEN**

22'8 x 12'5 (6.71m`2.44m x 3.66m`1.52m)  
Comprehensively appointed with a range of solid oak base cupboards, drawers and eye level units with glazed display cabinets and pull out larder units with marble effect rolled top work surface over incorporating a one and a half acrylic sink, drainer with a mixer tap, upstand and splash back mosaic tiling. There is an housing for a fridge/freezer, gas and electric cooker points, plumbing for dishwasher, ceramic tiled flooring, plinth spot lighting, kick plate heater, upvc double glazed window to the rear looking up the garden to the woodland and a upvc half glazed entrance door provides access to the rear.

## **DINING AREA**

20'7 x 7'10 (6.27m x 2.39m)

There are French doors opening into the conservatory.

## **OPEN LOUNGE**

21'7 x 14'6 (6.40m`2.13m x 4.27m`1.83m)

A naturally light room having a upvc double glazed box bay and picture windows to the front enjoying views. Having solid oak flooring, contemporary inset fireplace housing a convector multi-fuel stove with a glass hearth. There are two radiators, T.V aerial point and wall light points.

## **CONSERVATORY**

Constructed with a brick base, upvc double glazed windows and doors with a triple polycarbonate roof. There is a radiator, lighting, power points and ceramic tiled flooring. French door leads through to :

## **UTILITY ROOM**

9'10 x 7'5 (2.74m`3.05m x 2.13m`1.52m)

Fitted with base cupboards with rolled top work surface over incorporating a stainless steel sink, drainer with a mixer tap and upstand.



There is plumbing for an automatic washing machine, space for a tumble dryer, fridge and freezer. Matching ceramic tiled floor, radiator and a velux sky light.

### FIRST FLOOR LANDING

Having solid oak flooring and a radiator.

### PRINCIPLE BEDROOM

14' 1 x 11' 10 (+ under eaves storage)  
(4.27m`0.30m x 3.35m`3.05m (+ under eaves storage))

Appointed with a quality range of oak effect built-in bedroom furniture incorporating a full length wardrobe, dressing table and drawers. There are exposed beams, inset spot lights, air conditioning unit, radiator, two upvc double glazed windows to the side and a feature upvc double glazed dormer style window to the front elevation providing beautiful countryside views (fitted with secondary glazing). A built-in airing cupboard houses an Ideal combi boiler.

### EN SUITE

Having a double shower enclosure with a thermostatic body jet shower, pedestal wash hand basin and a low flush w.c. There is a

heated towel radiator and a upvc double glazed window to the rear.

### BEDROOM TWO

16' 2 x 13' 3 (4.88m`0.61m x 3.96m`0.91m)  
Having dual aspect windows to the side elevation enjoying south facing views and a dormer style window to the front elevation. There is a radiator, T.V aerial point, exposed roof beams, reading lights and access to the under eaves storage areas.

### BEDROOM THREE

11' 9 x 7' 2 (3.35m`2.74m x 2.13m`0.61m)  
Having exposed beam, radiator and upvc double glazed dormer window enjoying far reaching views to the front

### BEDROOM FOUR

8'8 x 6'9 (2.64m x 2.06m )  
There is a UPVC double glazed window to the rear elevation and radiator.

### BATHROOM

8'8 x 4'10 (2.64m x 1.47m)  
Appointed with a quality suite comprising panelled bath with electric shower over, vanity



wash hand basin and a low flush w.c with complementary tiling and Karndean wood effect flooring. There is extractor fan and a upvc double glazed window to the rear elevation.

## OUTSIDE

To the front of the property there is a terraced rockery garden with outside lighting, two external taps, two sets of external sockets and a pleasant west facing paved seating area to enjoy the sunsets.

A sweeping driveway to the side provides ample off road parking and hard standing and leads to a single detached garage. The drive extends to reach the outbuilding and the property. The family have invested in solar panels, which allow discounted electricity.

## DOUBLE GARAGE / WORK SHOP

32`7 x 12`10 (9.75m`2.13m x 3.66m`3.05m)  
Having double height and double wooden doors allowing access and internal electric sockets. There is external lighting and power points.

## OFFICE UNIT

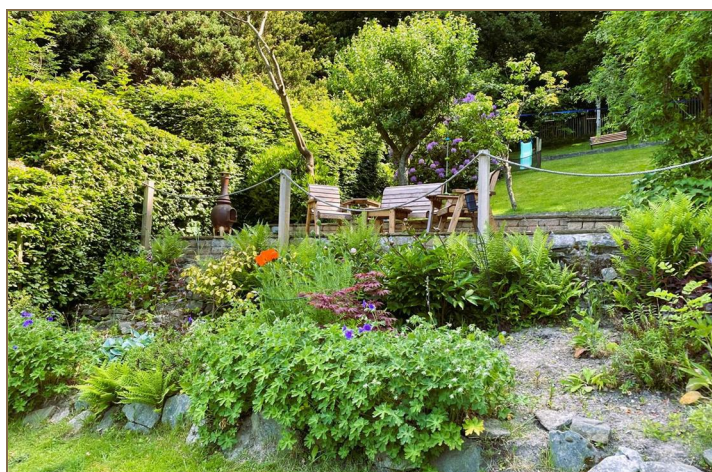
24`4 x 14`10 (7.32m`1.22m x 4.27m`3.05m)  
An insulated unit with light, power, telephone connection, biomass stove heater and upvc double glazed windows and door. Excellent for small business use.

## DRIVEWAY

The driveway continues up to the house providing further hard standing and car port. There is a brick built WC with low flush WC, wall mounted wash hand basin, tiled floor and radiator.

A side gate leads to the tiered rear garden, mainly laid to lawn with established trees shrubs, flowering plants and childrens play area. There are various seating areas perfect for enjoying alfresco dining, wildlife watching and enjoying the evening sun sets and countryside views.

The woodland extending to approx half an acre and wraps around the garden.



## Road Map



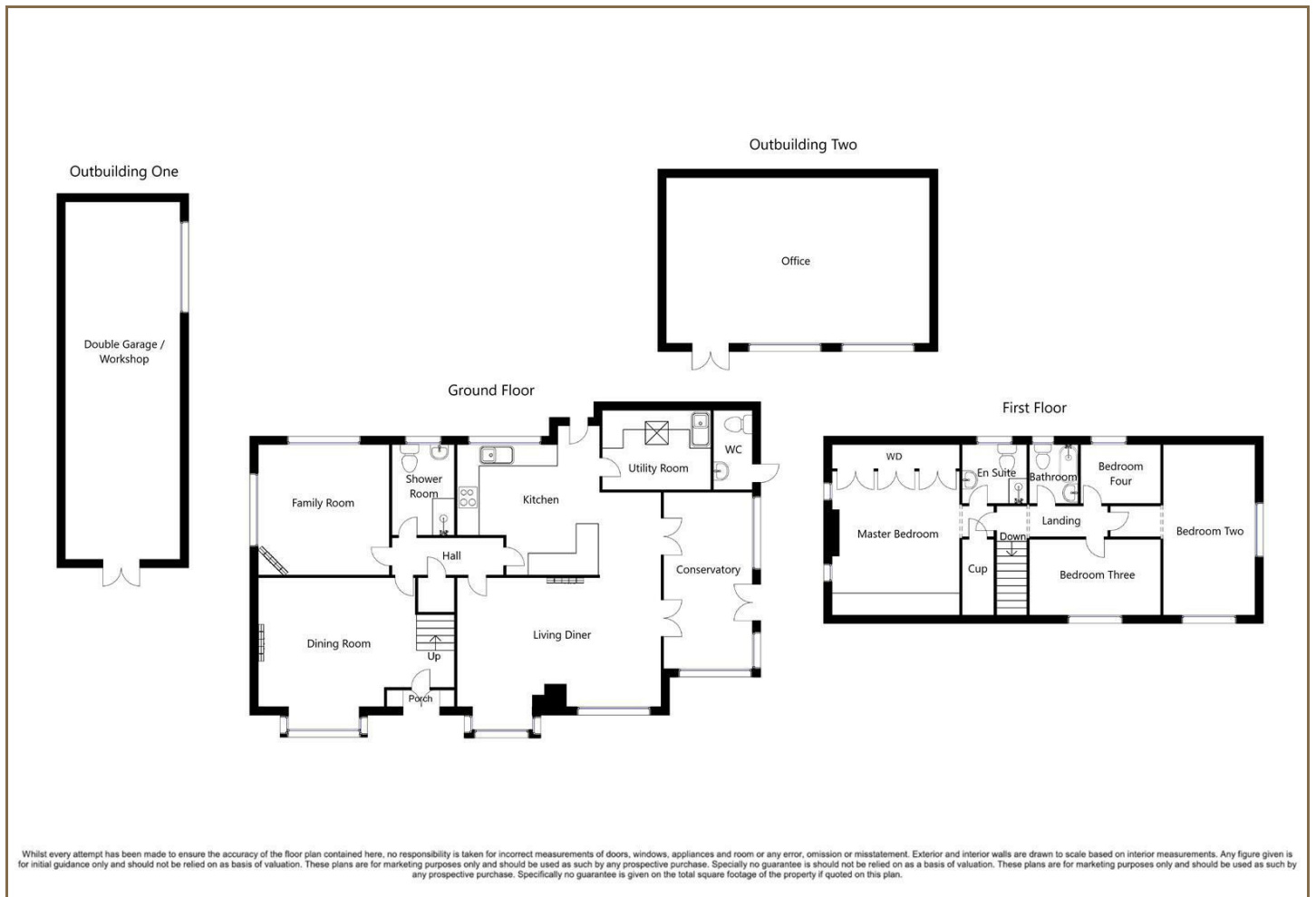
## Hybrid Map



## Terrain Map



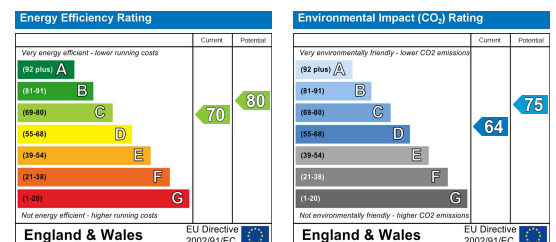
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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