



## 3 West Bank, Ambergate, Belper, DE56 2GF

**£425,000**



An impressive Edwardian double fronted cottage offering deceptively spacious and stylishly appointed four double bed roomed character accommodation situated in a quiet back water in the popular village of Ambergate. Having cottage gardens and off road parking for two vehicles. Viewing is strongly recommended.



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The charming character accommodation has a welcoming entrance hallway, generous sitting room with a multi-fuel stove and French doors opening onto the beautiful cottage garden. There is a formal dining room and an extended dining kitchen comprehensively appointed with quality units and a pantry. To the first floor there are three double bedrooms and a luxury bathroom. To the second floor is the principal bedroom with an ensuite wet room.

Benefitting from quality UPVC double glazed sliding sash windows and exterior doors and gas central heating.

To the front of the property is walled fore garden. The lane extends to the rear of the property, which allows ample car parking for two vehicles. The well stocked cottage garden to the rear enjoys a high degree of privacy with a sunny patio, well stocked borders, lawn and an elevated decked seating area, perfect for enjoying the sunset views.

Ambergate is a popular village forming part of the World Heritage corridor between Derby and Matlock. It has a railway station, excellent primary school and convenience store with many local countryside walks. Benefitting from easy access to major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A period hardwood entrance door allows access.

## HALLWAY

The staircase climbs to the first floor and a half glazed panelled door opens into :

## DINING ROOM

12'6 x 10'4 (3.81m x 3.15m )

Having a period black fire surround with original sapphire tiled hearth and cast iron open fire, original coving to the ceiling, ceiling rose, column radiator, wall lighting and a UPVC double glazed sliding sash window to the front. A half glazed panelled door opens into :

## IMPRESSIVE DINING KITCHEN

13'7 x 15'11 extending to 19' (4.14m x 4.85m extending to 5.79m)

Beautifully appointed with a range of charcoal base cupboards and drawers with quartz work surface extending into a breakfast bar and incorporating an inset sink with filter mixer tap, upstand and splash back tiling. Integrated appliances include a Bosch electric oven, five ring gas hob, slimline dishwasher, under counter fridge, freezer, washing machine and tumble dryer. There is Karndean flooring, inset spot lighting, pendant lighting, a built-in bench with a convector heater and a vertical radiator, sash window to the rear over looks the garden and a half glazed composite door allows access. There are two

skylight windows, an exposed timber beam and a useful under stairs pantry with light, shelving and pull out larder.

## SITTING ROOM

20' x 11'3 (6.10m x 3.43m )

A generous room with a UPVC double glazed sash window to the front, column radiator and TV aerial point. The focal point of the room being an original stone fire surround with a brick hearth housing a cast iron multi-fuel stove with a significant range of bespoke cabinets and book shelves to the side.

## TO THE FIRST FLOOR

### LANDING

There is a built-in cupboard providing cloaks storage and stairs climb to the second floor.

### BEDROOM TWO

12'9 x 11'7 (3.89m x 3.53m )

Having a UPVC double glazed sash window to the front elevation enjoying open views, column radiator, coving and a panelled door.

### BEDROOM THREE

11'6 x 11' + recess (3.51m x 3.35m + recess)

Having twin built-in double wardrobes providing hanging and shelving, radiator, UPVC double glazed sash window to the front elevation enjoying views and a panelled door.

### BEDROOM FOUR

9'10 x 7'11 (3.00m x 2.41m )

Having a radiator and a UPVC sash window to the rear elevation enjoying countryside views.

### LUXURY BATHROOM

8'8 x 8'8 (2.64m x 2.64m )

Beautifully appointed with a classic style three piece suite comprising a panelled bath with mixer shower taps, period pedestal wash hand basin and a low flush WC. There is Karndean flooring, inset spot lighting, heated towel radiator, complementary half tiling and a range of letter box cupboards providing storage. There is a built-in airing cupboard



housing the copper hot water cylinder, serving the domestic hot water and central heating system.

## TO THE SECOND FLOOR

### PRINCIPAL BEDROOM

15'8 x 14'2 max (4.78m x 4.32m max )

A generous room with a gallery balustrade, two sash windows to the rear elevation enjoying views and a Velux skylight window, column radiator, inset spot lights and a range of built-in drawers.

### ENSUITE SHOWER ROOM

7'5 x 6'6 (2.26m x 1.98m )

There is a wet room style walk-in shower enclosure with black limestone tiled flooring, thermostatic shower, low flush WC and wall mounted wash hand basin, complementary full tiling, skylight window, extractor fan and inset spot lighting.

### OUTSIDE

To the front of the property is walled rose garden with a dry stone wall and a path

leading to the entrance door. The lane to the front of the property continues around to the rear of the property, where there is off road parking for two vehicles.

### GARDEN

The fully enclosed garden is mainly laid to lawn with a secure gate providing access and mature hedging to the boundaries. There is a paved seating area, perfect for alfresco dining and entertaining. mature flower beds, wooden garden shed, outside tap, light, power points and an elevated decked seating area enjoys westerly facing countryside views.





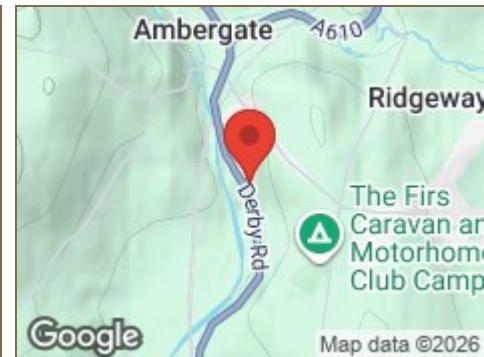
## Road Map



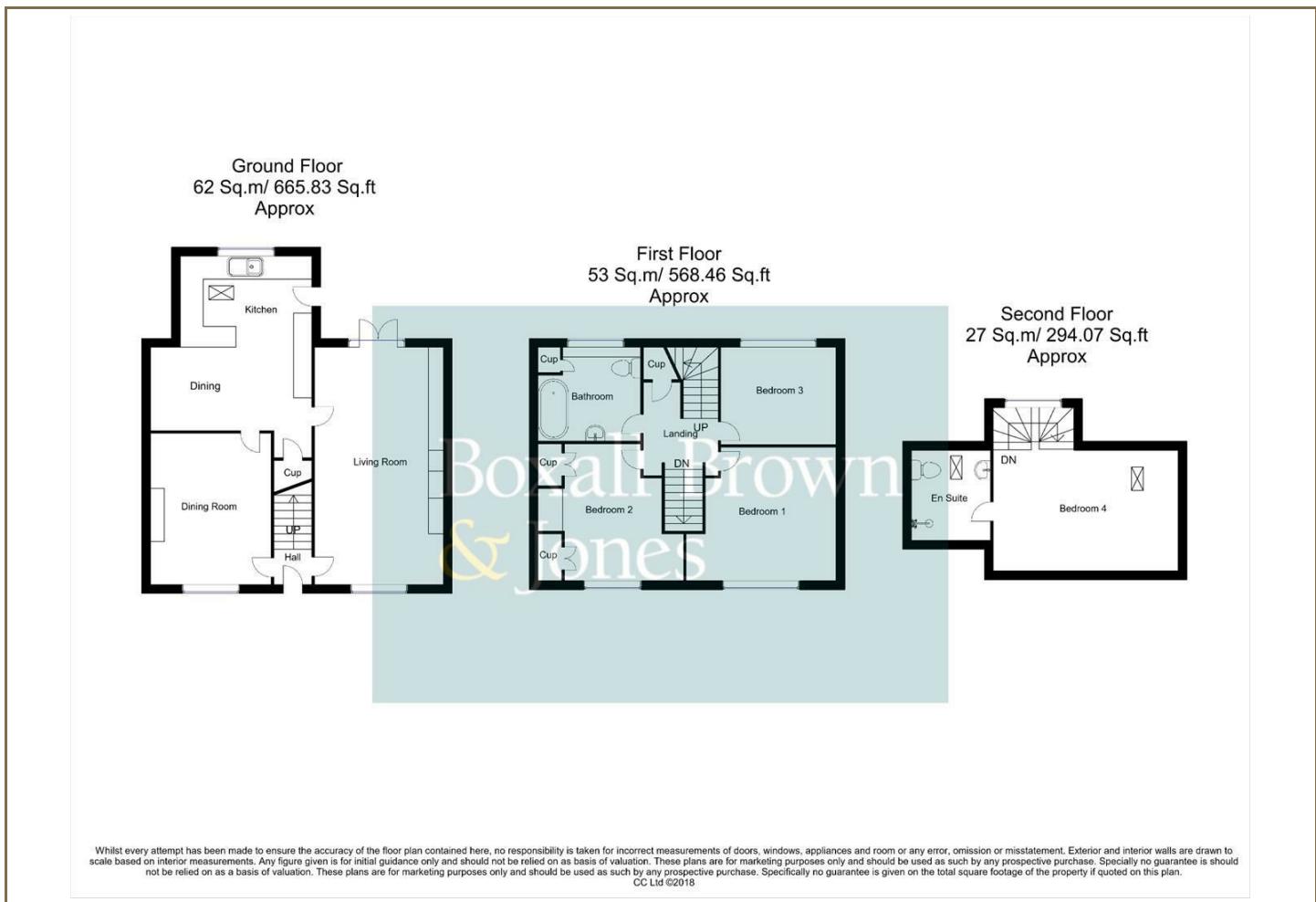
## Hybrid Map



## Terrain Map



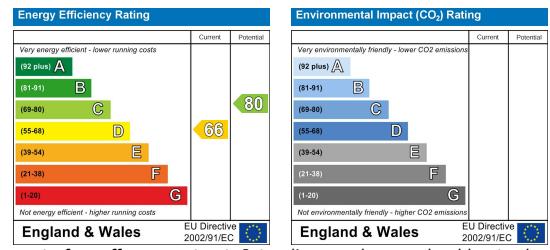
## Floor Plan



## 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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