



5 Western Villas, Ambergate, Belper, DE56 2GP

£239,950



A well presented semi detached family home, situated in a quiet back water with in the sought after village of Ambergate. The extended three bedroom accommodation has off road parking to the front, a generous rear garden with a detached garage and further hard standing and car parking. Viewing is strongly recommended.



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The welcoming accommodation has an open storm porch, entrance hallway, generous lounge diner, fitted kitchen with pantry, utility room, three good sized double bedrooms and a family bathroom.

Benefitting from newly installed UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a double block paved driveway providing off road parking for two vehicles. A path to the side provides access to the generous rear garden, which has a paved courtyard with storage shed. Steps lead to a lawned garden. The detached garage has storage beneath and further parking for two vehicles.

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 stylish composite entrance door allows access.

ENTRANCE HALLWAY

There is wood grain effect flooring, a radiator, range of coat hangings and stairs climb to the first floor.

LOUNGE DINER

21'7 x 11'8 (6.58m x 3.56m)

A generously proportioned room with dual aspect UPVC double glazed windows to the front and rear, wood grain effect flooring, coving to the ceiling, two radiators, TV aerial point, telephone point, recessed shelving and a feature fireplace with a sandstone hearth housing a multi-fuel stove.

FITTED KITCHEN

11'9 x 7'4 (3.58m x 2.24m)

Appointed with a range of beech effect base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, gas hob, extractor hood and plumbing for a dishwasher. There is ceramic tiled flooring, UPVC double glazed window to the side, heated towel radiator and a wall mounted Glowworm boiler serves the domestic hot water and central heating system. There is an understairs pantry with shelving, light and power.

UTILITY ROOM

9'4 x 8'8 (2.84m x 2.64m)

Having ceramic tiled flooring, inset spot lighting, UPVC double glazed window, plumbing for an automatic washing machine, vent for a tumble dryer, space for an American fridge freezer and UPVC French doors open onto the garden.

ON THE FIRST FLOOR

GALLERY LANDING

There is access to the roof void.

BEDROOM ONE

15' x 10'5 (4.57m x 3.18m)

A generous room with a UPVC double glazed window to the front, radiator, inset spot lighting and recessed shelving.

BEDROOM TWO

11'6 x 7'4 (3.51m x 2.24m)

A double sized room with a UPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

8'11 x 6'2 (2.72m x 1.88m)

There is wood effect flooring, radiator and a UPVC double glazed window to the rear elevation.

FAMILY BATHROOM

Appointed with a three piece suite comprising a panelled bath with mixer shower taps, pedestal wash hand basin and a low flush WC. There is complementary tiling, inset spot lighting, UPVC double glazed window to the side elevation, ceramic tiled flooring and an in-built airing cupboard providing linen storage.

OUTSIDE

To the front of the property is a block paved double driveway providing off road parking for two vehicles. A path to the side provides access to the rear.

GARDEN

The generous rear garden is tiered with a paved courtyard with a brick built outhouse and wood store. Steps lead to a lawned garden with well stocked flower beds and raised planters. There is access to a generous storage void underneath the garage and steps climb to a further hard standing, providing car parking for two further vehicles and leads to a detached garage.

GARAGE

Having double doors, light, power and excellent storage.



Road Map



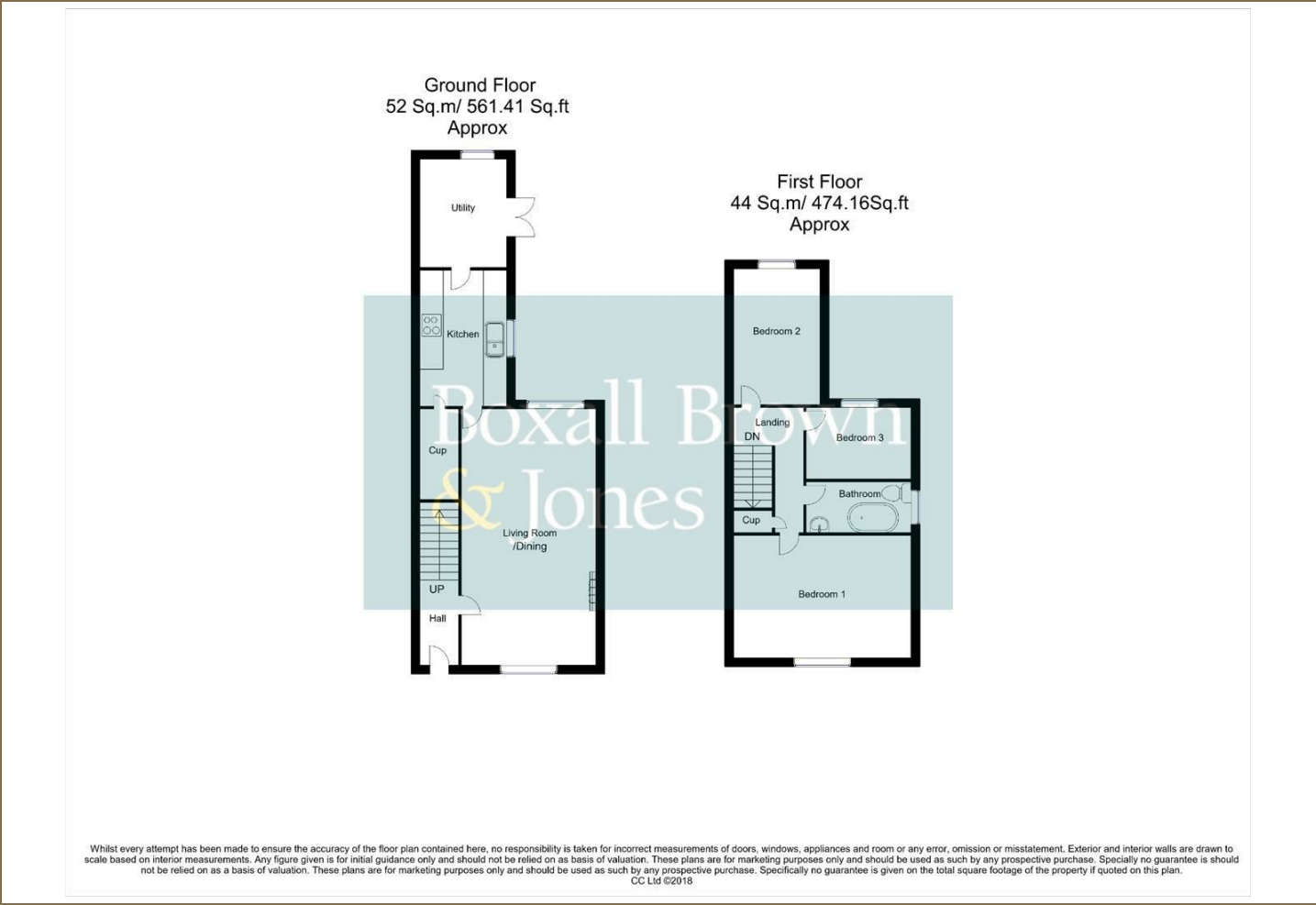
Hybrid Map



Terrain Map



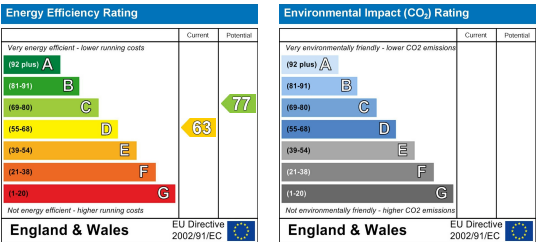
Floor Plan



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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Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk