



**w****ards**  
estate agents

**Amber Lea Cipton Lane**

Ashover, Chesterfield, S45 0AW

**£375,000**

# Amber Lea Cripton Lane

Ashover, Chesterfield, S45 0AW

A deceptively spacious FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOUSE situated in an elevated SSWest front facing position within the highly sought-after village of Ashover, adjacent to fields and enjoying commanding views over the surrounding glorious Derbyshire countryside. This well-proportioned semi-detached home provides superb family living accommodation with 1363 sq ft but would now benefit from some cosmetic upgrading to enhance the property further.

In brief the accommodation comprises side entrance door leading to inner hallway with beautiful Parquet flooring. Ground floor Cloakroom/WC, Fitted breakfast kitchen with further side entrance door, a range of wall and base units with cupboard housing the warm air boiler which supplies ducted warm air central heating to the property. Spacious dining area with patio door providing access to the rear garden. Generously proportioned reception room with gas fire and modern surround. Patio door to the balcony seating area.

To the first floor is the principal double bedroom with delightful views across open fields. Two further good sized bedrooms and one smaller double with two having built in sink units. Fully tiled family bathroom with a three piece suite.

To the rear of the property is a split-level garden with a range of beautiful mature flowers, shrubs and plants. Further steps leading to lawn and seating area which provides a stunning seating area to enjoy commanding countryside views. A single garage and driveway are to the front of the property with steps leading up to the accommodation.

Ashover is a delightful village in a peaceful rural setting surrounded by beautiful open countryside and on the doorstep of the Peak District National Park. The village has an excellent range of local amenities and is within easy reach of both Chesterfield and Matlock.





### Additional Information

Warm Air Central Heating- (Gas supply available at the property)  
Part uPVC double glazed windows  
Part hardwood windows with single glazing  
Gross Internal Floor Area -126.7 Sq.m/1363.4 Sq.Ft.  
Council Tax Band - E  
Secondary School Catchment Area-Tupton Hall School

### Entrance Hall

15'5" x 6'1" (4.70m x 1.85m)

Side wooden entrance door leads into the spacious hallway with parquet flooring. Stairs climb to the first floor.

### Cloakroom

6'2" x 6'1" (1.88m x 1.85m)

Comprising of a 2 piece suite which includes a low level WC and wash hand basin

### Kitchen

11'4" x 8'1" (3.45m x 2.46m)

Comprises of a range of base and wall units with inset sink unit. Space for cooker and washing machine.

### Dining Room

11'4" x 10'0" (3.45m x 3.05m)

PVC patio doors onto the garden.

### Reception Room

18'5" x 13'7" (5.61m x 4.14m)

Fabulous spacious family living room with superb front views towards open countryside. Fireplace with gas-fire. Patio doors leading onto the Balcony with ample seating space and enjoys the splendid views.

### First Floor Landing

12'2" x 6'1" (3.71m x 1.85m)

Access via a retractable ladder to the insulated loft space with boarding. Potential for conversion (subject to consents)

### Principal Double Bedroom

18'5" x 16'1" (5.61m x 4.90m)

Superb generously proportioned main bedroom which enjoys impressive views over open countryside. Range of wardrobes.

### Rear Double Bedroom Two

11'4" x 10'1" (3.45m x 3.07m)

Rear aspect window with lovely views over the landscaped rear gardens. Fitted wardrobes and fitted wash hand basin. Cylinder water tank with immersion heater.

### Rear Double Bedroom Three

11'4" x 8'0" (3.45m x 2.44m)

Rear aspect window again enjoying views over the rear gardens.





### **Front Double Bedroom Four** 15'7" x 9'2" (4.75m x 2.79m)

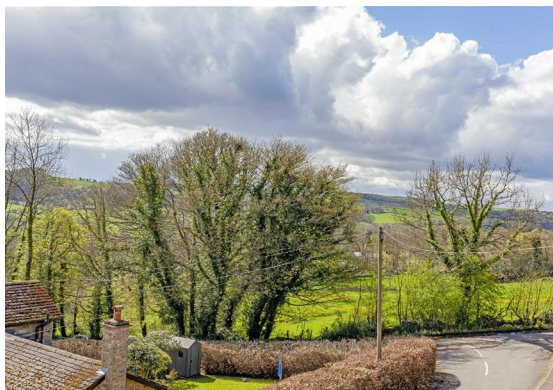
A fourth double bedroom with front aspect window enjoying impressive countryside views over the rooftops. Wash hand basin.

### **Fully Tiled Family Bathroom** 8'0" x 5'11" (2.44m x 1.80m)

Comprising of a colour 3 piece suite which includes bath with mains shower above, pedestal wash hand basin and low level WC. Heated towel rail.

### **Outside**

To the rear of the property is a split-level tiered garden with a range of beautiful mature flowers, shrubs and plants. Further steps leading to lawn and seating area which provides a stunning seating area to enjoy impressive countryside views. A single garage and driveway providing car standing space are to the front of the property with steps leading up to the accommodation.



### **Garage**

19'4" x 9'10" (5.9m x 3.0m)



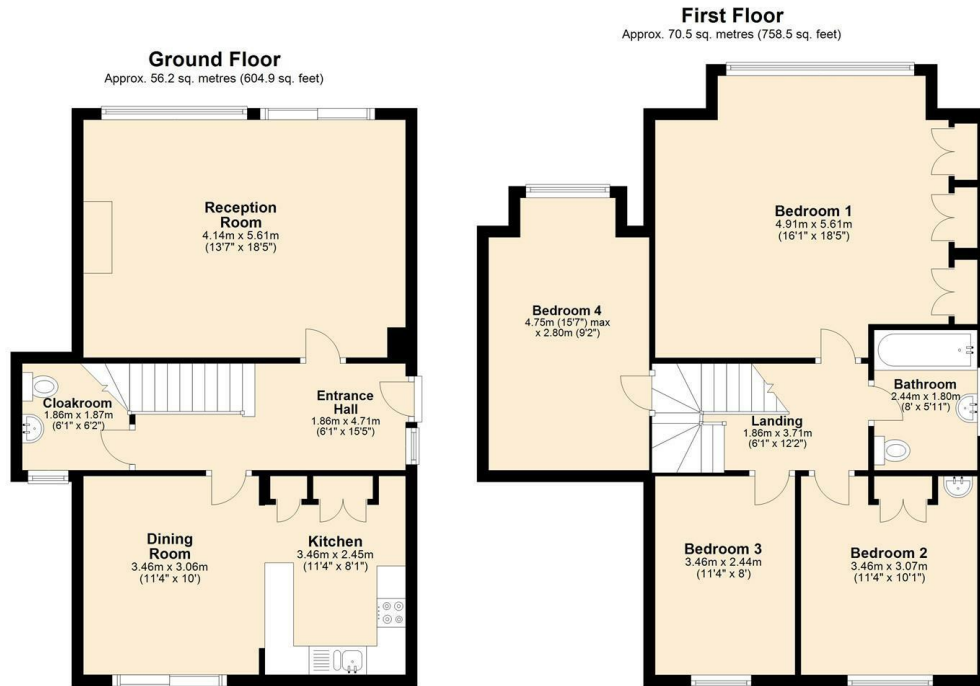
### **School catchment areas**

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan

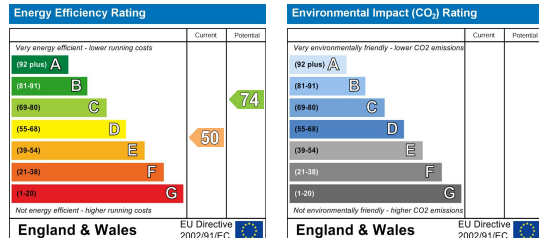


Total area: approx. 126.7 sq. metres (1363.4 sq. feet)

## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

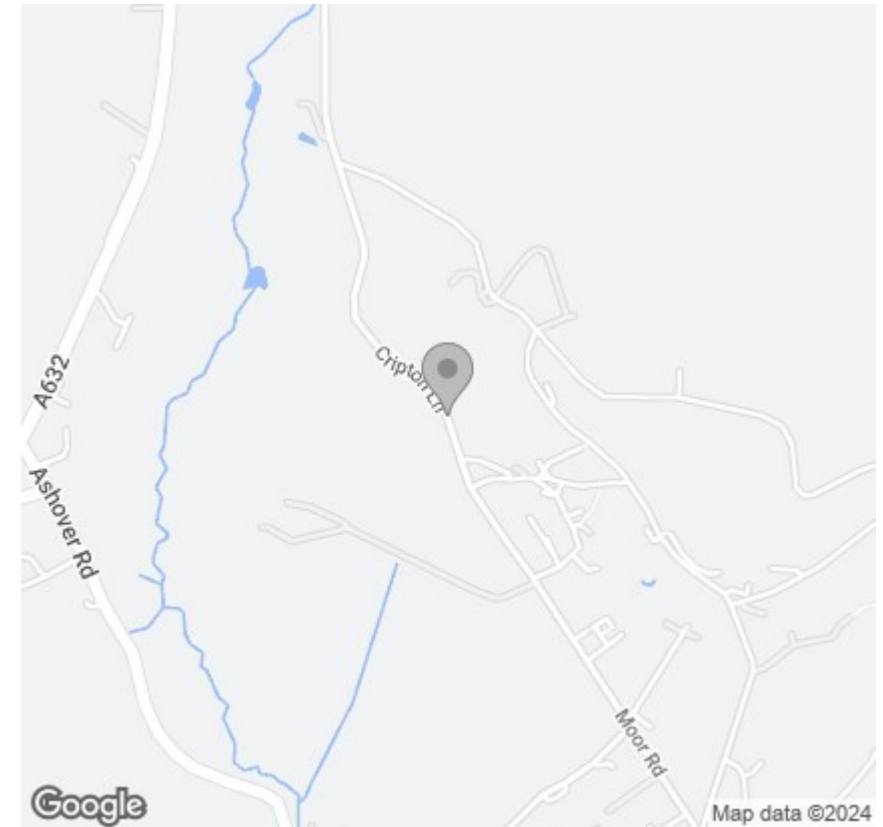
## Energy Efficiency Graph



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## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

