



4 Bed House - Detached

55 Amber Heights, Ripley DE5 3SP

Offers Around £450,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Special Extended Detached Home
- Far-Reaching Views Across To Amber Valley
- Backing onto Open Fields
- Lounge with Designer Electric Fire
- Superb Living Kitchen/Dining/Snug with Built-in Appliances
- Utility & Cloakroom
- Four Generous Sized Bedrooms all with Wardrobes
- Fitted En-Suite & Fitted Four-Piece Family Bathroom
- Private Landscaped Gardens
- Large Block Paved Driveway & Garage Store

BEAUTIFUL HOME IN PRIME CUL-DE-SAC LOCATION on the highly desirable Amber Heights Development. Extremely appealing four bedroom, en-suite detached property with private garden benefiting from a superb living kitchen/dining/snug - Viewing is Strongly Advised

The Location

Amber Heights is positioned close to countryside and located on the edge of the popular Derbyshire town of Ripley. The property gives easy access to Ripley town centre, which offers a good range of local amenities including shops, market, restaurants, primary/secondary schools, recreational facilities and regular bus services. Its convenient position benefits for those who enjoy the outdoor pursuits with the open countryside, which is easily accessible.

The famous old market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park is situated some 15 miles to the west. Matlock, Bakewell and Chatsworth House are also within easy travelling distance. The City of Derby is approximately 9 miles to the south.

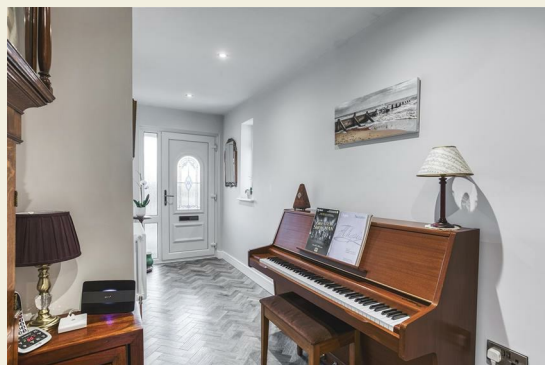
There is easy access on to the A38 leading to the M1 motorway (Junction 26 and 28). It is also convenient for access to Chesterfield, Sheffield and Nottingham.

Ground Floor

Spacious Entrance Hall

22'7" x 6'1" (6.90 x 1.86)

With double glazed entrance door with stained glass with leaded finish, spotlights to ceiling, column style radiator, double glazed window to side, useful under-stairs storage cupboard with oak veneer door with chrome fittings and attractive staircase with glass balustrade and oak handrail leading to first floor.



Cloakroom

4'5" x 3'2" (1.36 x 0.98)

With low level WC, fitted washbasin with chrome fittings with fitted base cupboard underneath, wall mounted mirrored medicine cabinet, tiled splash-backs, heated chrome towel rail/radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.

Lounge

16'11" x 10'10" (5.16 x 3.31)

With feature wallpapered wall incorporating inset designer illuminating electric fire, spotlights to ceiling, column style radiator, wide double glazed bay window with deep windowsill with fitted blinds with aspect to front, stunning far-reaching views towards the Valley and Crich and internal half glazed oak veneer door with chrome fittings.



Superb Living Kitchen/Dining/Snug

25'9" x 18'5" x 11'7" x 9'7" (7.87 x 5.62 x 3.54 x 2.93)



Snug Area

With feature double glazed bi-folding doors opening onto block paved patio and private rear garden, large designer column style radiator, spotlights to ceiling, double glazed Velux style window, open space leading into kitchen area and open space leading into dining area.



Dining Area

With matching designer column style radiator, spotlights to ceiling, double glazed side window and open space leading into snug area and kitchen area.



Kitchen Area

Refurbished to a high standard (2022) with large inset sink unit with Blanco chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching Quartz worktops, built-in Neff hob with stainless steel Neff extractor hood over, built-in Neff stainless steel microwave, built-in Neff stainless steel electric fan assisted oven, integrated fridge/freezer, integrated Neff dishwasher, built-in wine cooler, continuation of the Quartz worktops forming a useful breakfast bar area, two matching double glazed windows overlooking private rear garden, spotlights to ceiling, two matching double glazed Velux style windows, concealed worktop lights, side double glazed access door and open space leading into dining and snug area.



Utility

8'2" x 7'0" (2.50 x 2.14)

With a good range of wall and base matching units with worktops, plumbing for automatic washing machine, space for tumble dryer, radiator, spotlights to ceiling, extractor fan, wine rack, space for additional fridge/freezer and internal oak veneer door with chrome fittings.

First Floor

Landing

With the continuation of the attractive glass balustrade with oak handrail and access to roof space with loft ladder and boards for storage.

Bedroom One

12'6" x 10'0" (3.82 x 3.07)

With fitted wardrobes providing good storage with sliding mirrored doors, fitted dressing table with fitted base cupboards underneath with matching chrome handles, spotlights to ceiling, radiator, pleasant open aspect to rear, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



En-Suite

5'9" x 4'9" (1.77 x 1.46)

With corner shower cubicle with chrome fittings including shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, fully tiled walls with matching tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator and internal oak veneer door with chrome fittings.



Bedroom Two

15'5" into wardrobes x 10'0" (4.71 into wardrobes x 3.07)

With three double built-in wardrobes all having chrome handles, fitted dressing table with glass top and matching fitted base cupboards underneath, additional matching bedside cabinets, feature wallpapered wall, spotlights to ceiling, radiator, superb far-reaching views across the Valley and beyond, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Bedroom Three

12'7" into wardrobes x 8'4" (3.84 into wardrobes x 2.56)

With fitted wardrobes with sliding mirrored doors, spotlights to ceiling, radiator, delightful far-reaching views across the Valley and beyond, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Bedroom Four

8'5" x 6'3" plus wardrobe (2.58 x 1.91 plus wardrobe)

With built-in double wardrobe with sliding doors, spotlights to ceiling, built-in cupboard housing the hot water cylinder and providing storage with shelving, radiator, pleasant open aspect to rear, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Family Bathroom

8'1" x 5'9" (2.47 x 1.77)

With bath with chrome fittings, fitted washbasin with chrome fittings with fitted base cupboards underneath, low level WC, separate shower cubicle with chrome fittings including shower, fully tiled walls with matching tiled flooring, spotlights to ceiling, extractor fan, wall mounted mirrored medicine cabinet, large heated chrome towel rail/radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



Front Garden

The property stands in a slightly elevated and prominent position with fine far-reaching views across the Amber Valley District and beyond. The front garden is mainly laid to lawn with holly bush and small tree.

Rear Garden

Being of a major asset to this particular property is its private (non-overlooked) rear garden that backs onto an attractive open field with a warm southerly aspect. The garden enjoys shaped lawns with a varied selection of shrubs, plants, stone walling and a large block paved patio/terraced area providing a pleasant sitting out and entertaining space. In the corner of the garden is a raised patio area providing an additional seating area.



Large Driveway

The property benefits from a large block paved driveway providing ample car standing space.



Garage Store

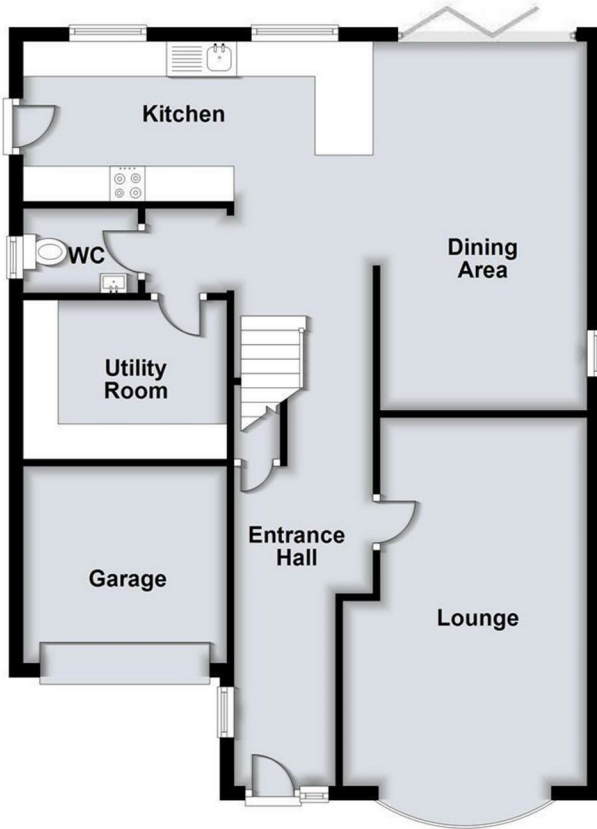
9'3" x 7'11" (2.83 x 2.42)

With up and over metal front door, concrete floor, power and lighting and hot and cold taps.

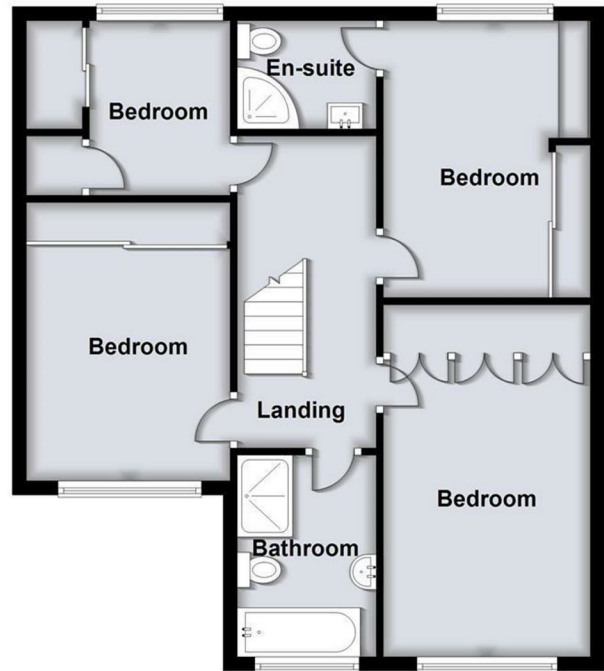
Council Tax - D

Amber Valley

Ground Floor



First Floor



Total area: approx. 145.8 sq. metres (1569.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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