



3 Bed Bungalow - Detached

Coppins Drovers Way, Ambergate, Belper DE56 2EZ

Offers Around £425,000 Freehold



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**Fletcher
& Company**

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- Individual Detached Bungalow
- Secluded & Private Position
- Requiring Modernisation - Offers Excellent Potential
- Lounge, Dining Room, Conservatory
- Kitchen & Utility Room
- Three Bedrooms & Bathroom/Shower Room
- Private Generous Sized Gardens
- Large Driveway
- Double Garage
- No Chain Involved

Perfect Refurbishment Project - A highly appealing, three bedroom detached bungalow, occupying a secluded and private position offering excellent potential to be developed or modernised, offered for sale with no chain involved.

The gas central heated living accommodation briefly offers entrance hall, walk-in cupboard/pantry, lounge, dining room, kitchen, conservatory, utility room, three bedrooms and bathroom/shower room.

The property sits on a private, generous sized garden plot.

A large driveway leads to an attached double garage.

The Location

The location is highly convenient and offers a good range of local amenities to include a general store, village inns, educational facilities at both primary and secondary level and bus services. It is approximately one mile from Crich, famous for the Tramway Museum and is convenient for Belper (four miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east) and Junction 26 of the M1 motorway (thirteen miles). Junction 28 is conveniently placed approximately seven miles away. There is also fast access onto the A38 for Derby city centre (twelve miles to the south) which offers a comprehensive range of amenities.

The nearby open countryside offers some spectacular scenery and delightful country walks. The famous market town of Ashbourne, known as the Gateway to Dovedale and the Peak District National Park.

Accommodation

Entrance Hall

6'10" x 3'2" (2.09 x 0.99)

With entrance door, radiator, tiled flooring and coving to ceiling.

Lounge

15'10" x 14'11" (4.85 x 4.56)

With stone fireplace with surrounds, feature high ceilings, coving to ceiling, two radiators and window overlooking gardens.



Inner Lobby

4'8" x 4'1" (1.44 x 1.26)

With quarry tiled flooring, window overlooking rear garden and panelled door giving access to conservatory.

Conservatory

15'2" x 9'10" (4.64 x 3.02)

With tiled flooring, double glazed windows and double glazed French doors opening onto raised patio and gardens.



Dining Room

9'11" x 9'10" (3.03 x 3.01)

With radiator, coving to ceiling, window overlooking rear garden and open space leading into lounge.



Kitchen

9'10" x 9'10" (3.01 x 3.00)

With one and a half stainless sink unit with mixer tap, wall and base units, worktops, built-in four ring gas hob, built-in double electric/fan assisted oven, built-in microwave, tiled flooring, coving to ceiling, window and space for fridge/freezer.



Walk-In Cupboard/Pantry

3'3" x 2'10" (1.01 x 0.87)

With shelving, tiled flooring and window.

Utility

9'8" x 5'7" (2.95 x 1.72)

With wall cupboards, Worcester central heating boiler, plumbing for automatic washing machine, radiator, window and door giving access to rear garden.



Inner Hallway

8'11" x 2'11" (2.74 x 0.89)

With access to roof space.

Bedroom One

13'11" x 9'10" (4.25 x 3.02)

With fitted wardrobes, radiator, coving to ceiling and window.



Bedroom Two

11'11" x 9'10" (3.64 x 3.02)

With radiator, coving to ceiling and window overlooking gardens.



Bedroom Three

9'10" x 9'10" (3.02 x 3.00)

With radiator, coving to ceiling, built-in cupboard housing the hot water cylinder and window.



Bathroom/Shower Room

7'6" x 6'6" (2.31 x 2.00)

With separate shower cubicle with chrome shower, pedestal wash handbasin, low level WC, fully tiled walls, tiled flooring, radiator, spotlights to ceiling and obscure window.



Gardens

The property sits in a generous sized garden both to the front and the rear of the property and offers a high degree of privacy. The gardens are mainly laid to lawn with a varied selection of shrubs, plants and trees providing good screening. A raised patio provides a pleasant sitting out and entertaining space. Outside brick store and garden timber shed.



Driveway

A large gated tarmac driveway provides car standing spaces for approximately four/five cars.



Attached Double Garage

25'2" x 19'1" (7.69 x 5.84)

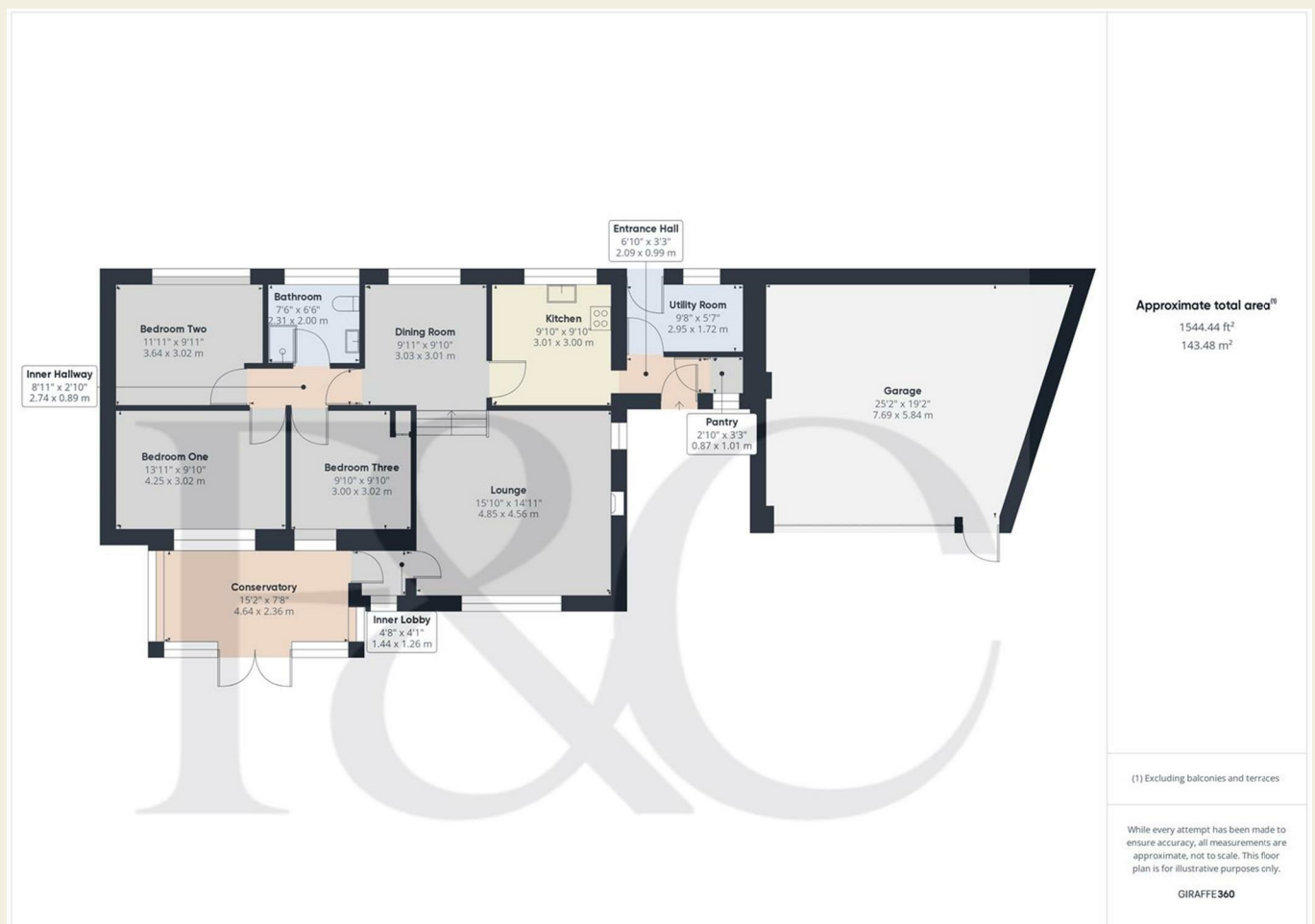
With power, lighting and electric door.



Council Tax Band F - Amber Valley


Solar

The property benefits from solar panels for water.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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	