

16 Eden Bank, Ambergate, Belper, DE56 2GG

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Offers Around £325,000

Freehold

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- A Beautifully Presented Detached House
- Delightful Garden And Far Reaching Countryside Views
- Versatile And Flexible Accommodation
- Entrance Hall And Utility/Shower Room
- Open Plan Living/Dining Kitchen With Log Burner
- Sitting Room/Bedroom Three
- Office/Bedroom Four
- Two Further Double Bedrooms
- Bathroom With Four Piece Suite
- Drive And Garage







## Summary

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A superbly presented and modernised detached house enjoying an elevated position with countryside views.

The flexible and versatile accommodation comprises an impressive entrance hall, a cloakroom/wc/Utility room, an open plan living room which opens to a well fitted kitchen with a dining area off, a sitting room/bedroom three and an office/Bedroom four. To the first floor is a galleried landing, two double bedrooms (Bedroom one being 'L' shaped to provide an additional dressing or study area) and a luxurious bathroom with a four piece suite.

Outside there is off road parking and a single garage. To the rear is a delightful, enclosed patio with lawned garden beyond enjoying open views.

Located in the highly desirable village of Ambergate surrounded by beautiful open countryside and lying within the Derwent valley, offering easy access to the market town of Belper to the south, as well as Matlock Bath and Wirksworth which combine to offer a fabulous range of amenities within easy reach. Ambergate also boasts a train station and provides very easy access to London St Pancras Station in addonto the A38, M1 and Ashbourne, known as the gateway to the Peak District.

F&C

## On The Ground Floor

### Entrance Hall

12'8" x 4'9" (3.88 x 1.47)

Having composite door with double glazed insert and double glazed window to the side, a feature wooden floor laid in a herringbone style, a radiator and a feature staircase leads off to the first floor. A walk in cupboard provides excellent storage space, houses the electric consumer unit and has a window.



### Shower Room/Utility

7'7" x 6'5" (2.33 x 1.97)

Appointed with a modern three piece suite comprising a vanity wash hand basin with useful cupboards beneath, a low flush wc and a corner shower unit with sliding glass shower doors and a mains fed shower over with tiling to the enclosure. There is a wooden worksurface with plumbing and space for an automatic washing machine, a tiled floor, radiator, a double glazed window to the side and a concealed wall mounted combination boiler serving domestic hot water and central heating system.



### Open Plan Living/Dining/Kitchen

## Living Area

13'10" x 12'11" (4.22 x 3.95)

Having a feature fireplace with timber mantle and a stone hearth housing a cast iron log burning stove. There is a central heating radiator and double glazed bifold doors provide access to the garden and patio area.





### **Dining Kitchen Area**

18'9" x 10'3" (5.72 x 3.14)

Open to the Living room, the dining area has a tiled floor with a modern vertical radiator and spotlighting to the ceiling. A door to the side provides access.

The kitchen is comprehensively fitted with a range of modern base cupboards, drawers and eyelevel units with a complementary wooden worksurface over incorporating a sink/ drainer unit with mixer tap. Integrated appliances include an electric oven, microwave, vented electric hob, dishwasher, refrigerator and freezer. Having feature rustic brick style tiling to the splashback areas, tiling to the floor from the dining area, spotlights into the ceiling and double glazed windows to the rear and side elevation providing open views of the garden and countryside beyond.



### **Bedroom Three/Sitting Room**

13'7" x 9'9" (4.16 x 2.99)

With a wood grain effect floor, a radiator and a double glazed window to the front elevation providing views of the Derwent Valley.



### **Bedroom Four/Office**

10'7" x 6'0" (3.25 x 1.83)

With a wood grain effect floor, a radiator and two double glazed windows. A built in cupboard provides storage space.



### **On The First Floor**

#### **Galleried Landing**

9'2" x 4'10" (2.80 x 1.49)

A galleried landing with feature timber and metal balustrade, a radiator, two double glazed windows to the side elevation and access is provided to the roof space.



### Bedroom One

11'10" x 8'5" extending to 11'5" plus 6'5" x 4'6" (3.61m x 2.57m extending to 3.48m plus 1.96m x 1.37)

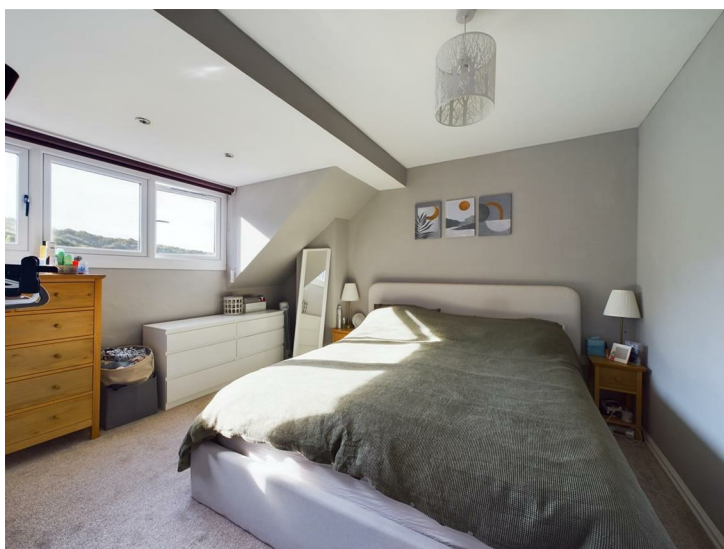
An 'L' shaped room with a radiator, built in cupboard providing excellent storage space and two double glazed windows to the front elevation providing views over Ambergate and the Derwent Valley countryside beyond.



### Bedroom Two

12'10" x 11'3" (3.92 x 3.43)

With a radiator, inset spotlighting to the ceiling and a double glazed window overlooking the rear garden and surrounding countryside.





## Bathroom

9'6" x 8'11" (2.92 x 2.73)

Appointed with a modern four piece suite comprising a walk in double shower enclosure with mains fed shower, glass shower door and modern tiling, a freestanding bath, a low flush WC and vanity unit with freestanding wash basin and useful drawers beneath. There is half tiling to the walls and floor, a wall mounted heated towel rail, double glazed frosted glass windows side and double glazed windows to the rear overlooking the surrounding countryside and garden. Having spotlighting and an extractor fan.



## Outside

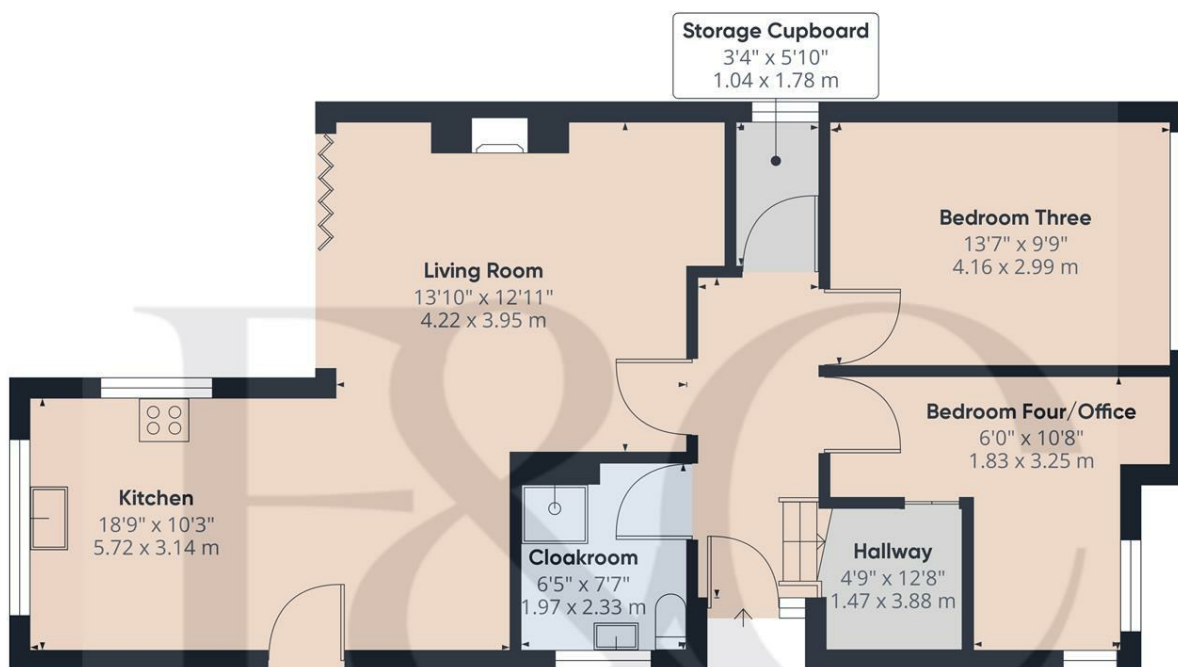
To the front of the house is a driveway providing of road parking and leading to a Garage. A path leads to a raised, low maintenance front garden and leads to the side of the house where a two gates provide access to the rear garden.

The rear garden has an enclosed surround and comprises an extensive paved patio with a lawned garden beyond. Having a well stocked raised stone bed and the garden enjoys a south facing aspect with open views of surrounding countryside.



**Council Tax Band D**





Floor 0

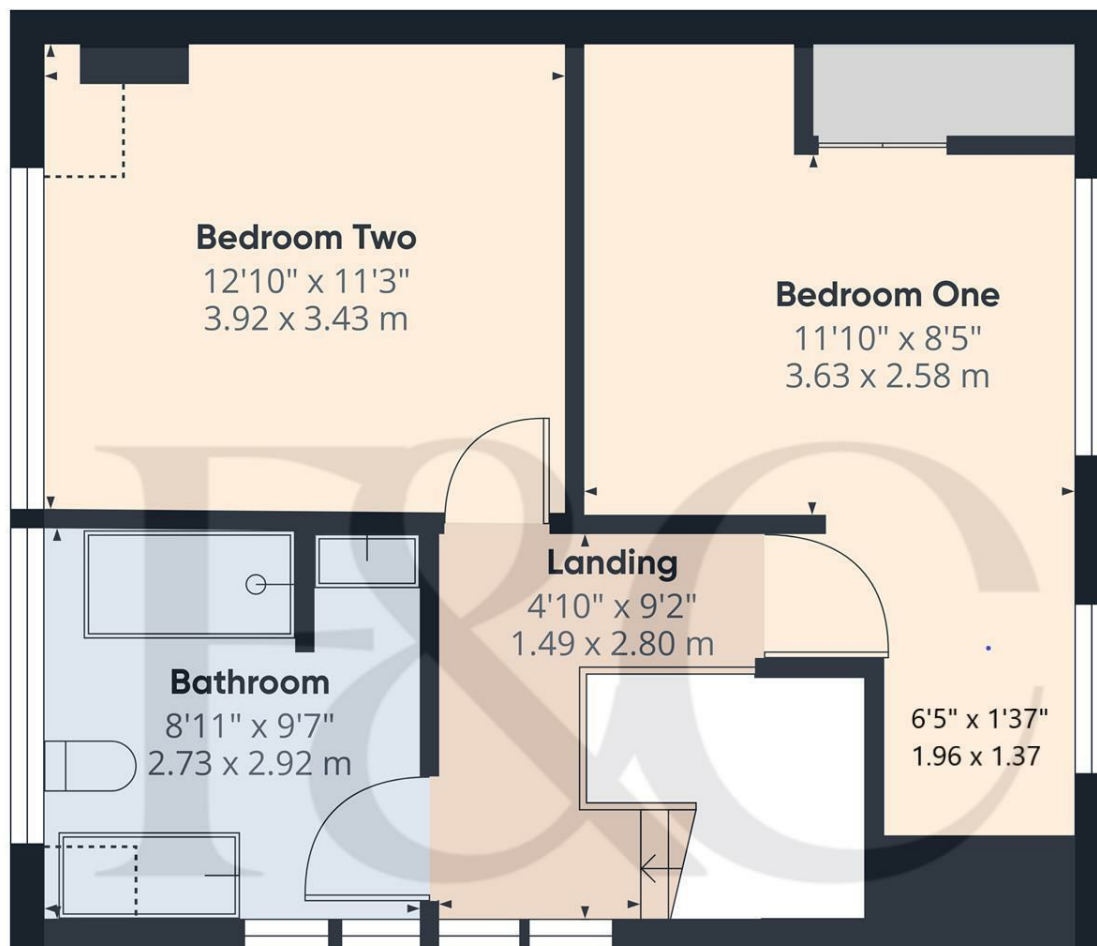
**Approximate total area<sup>(1)</sup>**  
756.49 ft<sup>2</sup>  
70.28 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>(1)</sup>**  
457.79 ft<sup>2</sup>  
42.53 m<sup>2</sup>

**Reduced headroom**  
10.44 ft<sup>2</sup>  
0.97 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

### Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

### Willington Office

3 The Boardwalk  
Mercia Marina  
Findern Lane  
Willington  
Derbyshire  
DE65 6DW

01283 241500  
willington@fletcherandcompany.co.uk

16 Eden Bank  
Ambergate  
Belper  
DE56 2GG

Council Tax Band: D  
Tenure: Freehold

