



3 Bed House - Detached

Nyth-fa Alderwasley, Belper DE56 2RD

Offers Around £495,000 Freehold



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**Fletcher
& Company**

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- Beautiful Detached Home
- Countryside Views
- Lounge with Multi-Burner Stove
- Living Kitchen/Dining Room
- Three Double Bedrooms & Three Bathrooms
- Outside Laundry Room
- Lovely Garden Plot & Summerhouse
- Large Driveway For Several Vehicles
- Impressive Detached Two-Car Garage
- Well Presented Throughout

Nestled in the picturesque village of Alderwasley, near Belper in Derbyshire, this detached home offers a perfect blend of comfort and elegance. Spanning an impressive 1,621 square feet, the property boasts three double bedrooms with three bathrooms, making it an ideal choice for families or those seeking extra room for guests.

The exterior of the property is equally impressive, with a lovely garden plot that offers a tranquil retreat for outdoor enjoyment with summerhouse and laundry room.

The large driveway accommodates up to six vehicles, making it perfect for families with multiple cars or for hosting gatherings. Additionally, the impressive detached two-car garage provides ample storage and further parking options.

The Location

Nythfa can be found in the beautiful Amber Valley in Derbyshire, just 6 miles north of Belper, standing high above the village of Alderwasley with dramatic views towards Crich Stand and the surrounding countryside. The property is well placed for access to the Peak District which offers a huge amount of activities such as walking, climbing, cycling and riding. Haddon House and Chatsworth House are also within easy reach. Although wonderfully rural the A6 is easily accessed linking to the road networks to towns and cities such as Derby, Nottingham, Sheffield and Birmingham. London can be reached from Derby by rail in about 90 minutes.

Accommodation

Ground Floor

Recessed Storm Arch Porch

With outside lights, letterbox, black and white Minton tiled flooring and panelled entrance door with inset window opening into entrance hall.

Entrance Hall

14'10" x 4'9" (4.53 x 1.47)

With tiled flooring, high ceilings, coving to ceiling, under-stairs storage space, double glazed window with countryside views to rear and split-level staircase leading to bedroom three with en-suite.

Lounge

15'2" x 14'2" (4.63 x 4.32)

With brick fireplace incorporating multi-burner stove and raised tiled hearth, deep skirting boards and architraves, high ceilings, coving to ceiling with centre rose, double glazed window to side, wall lights, double glazed bay window with bay seat and aspect to front, countryside views to front, oak flooring and half glazed pine internal door.



Living Kitchen/Dining Room

15'0" x 5'1" (4.59 x 1.56)

With one and a half inset stainless steel sink unit with mixer tap, a good range of handcrafted pine wall and base units with matching granite worktops, four ring ceramic hob with concealed extractor hood, double electric fan assisted oven, integrated dishwasher, plumbing for automatic washing machine, wall mounted plate rack, tiled flooring, deep skirting boards and architraves, high ceilings, double glazed window overlooking private garden, double glazed bay window to front with countryside views and half glazed internal door.



Pantry Cupboard

Providing storage with shelving and internal pine panelled door.

Side Porch

With matching tiled flooring, shelving for storage, panelled door giving access to cloakroom and double glazed door opening onto Indian stone paved patio and private garden.

Cloakroom

3'5" x 2'8" (1.06 x 0.82)

With low level WC, fitted washbasin, matching tiled flooring, tiled splashback, double glazed window with matching tiled sill and internal panelled door.

Double Bedroom One

14'11" x 10'9" (4.57 x 3.29)

With two fitted double wardrobes, deep skirting boards and architraves, high ceilings, solid oak wood flooring, double glazed window overlooking private garden, double glazed window to rear with countryside views and internal pine panelled door.



En-Suite Bathroom

9'2" x 6'0" (2.81 x 1.83)

In white with bath with Mira Sport electric shower over and shower screen door, pedestal wash handbasin, low level WC, tiled splash-backs, tiled flooring, spotlights to ceiling, large heated chrome towel rail/radiator, extractor fan, double glazed window overlooking private garden and internal half glazed pine panelled door.



Double Bedroom Two

11'1" x 10'9" (3.38 x 3.28)

With deep skirting boards and architraves, high ceilings, coving to ceiling, double glazed window enjoying countryside views, sliding internal door giving access to en-suite and internal pine panelled door.



En-Suite

10'5" x 3'3" (3.18 x 1.00)

With separate shower cubicle with Mira Sport electric shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, shaver point, heated chrome towel rail/radiator, extractor fan, double glazed obscure window and sliding door.



Split-Level Staircase

Leading to double bedroom three.

Double Bedroom Three

10'9" x 9'6" (3.29 x 2.90)

With fitted display shelving and fitted base cupboard underneath, built-in wardrobe with sliding door, double glazed dormer window with aspect to front, countryside views and sliding door giving access to en-suite.



En-Suite

6'7" x 6'2" (2.01 x 1.88)

With separate shower cubicle with Triton electric shower, fitted washbasin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splash-backs, heated chrome towel rail/radiator, extractor fan, double glazed Velux window and internal sliding door.



Front Garden

The property is set well back behind a deep grass verge and deep fore-garden laid to lawn with natural stone retaining wall.

Large Driveway

A large tarmac driveway provides car standing spaces for approximately four/five vehicles with double wrought iron gates.

Side Garden

The property benefits from a generous side garden enjoying wide shaped lawns and Indian stone paved patio providing a pleasant sitting out and entertaining space completed by natural stone walling a varied selection of shrubs, plants and hedgerow providing screening. Outside lights, power, cold water tap and ornamental wildlife pond.



Compound Area

This is a very useful area for storing logs, coal and wheelie bins.

Summerhouse

12'3" x 10'0" (3.75 x 3.05)

A very pleasant addition to the garden which has been newly painted and improved with wood flooring.



Rear Garden

To the rear of the property is a pleasant garden that has been used for a productive vegetable plot with raised beds and an additional Indian stone paved patio providing a further pleasant sitting out and entertaining space with countryside views. Outside light and power.



Outside Laundry Room

8'1" x 6'2" (2.47 x 1.88)

With Belfast style sink with hot and cold taps, power, lighting, shelving, tiled flooring and double glazed window.

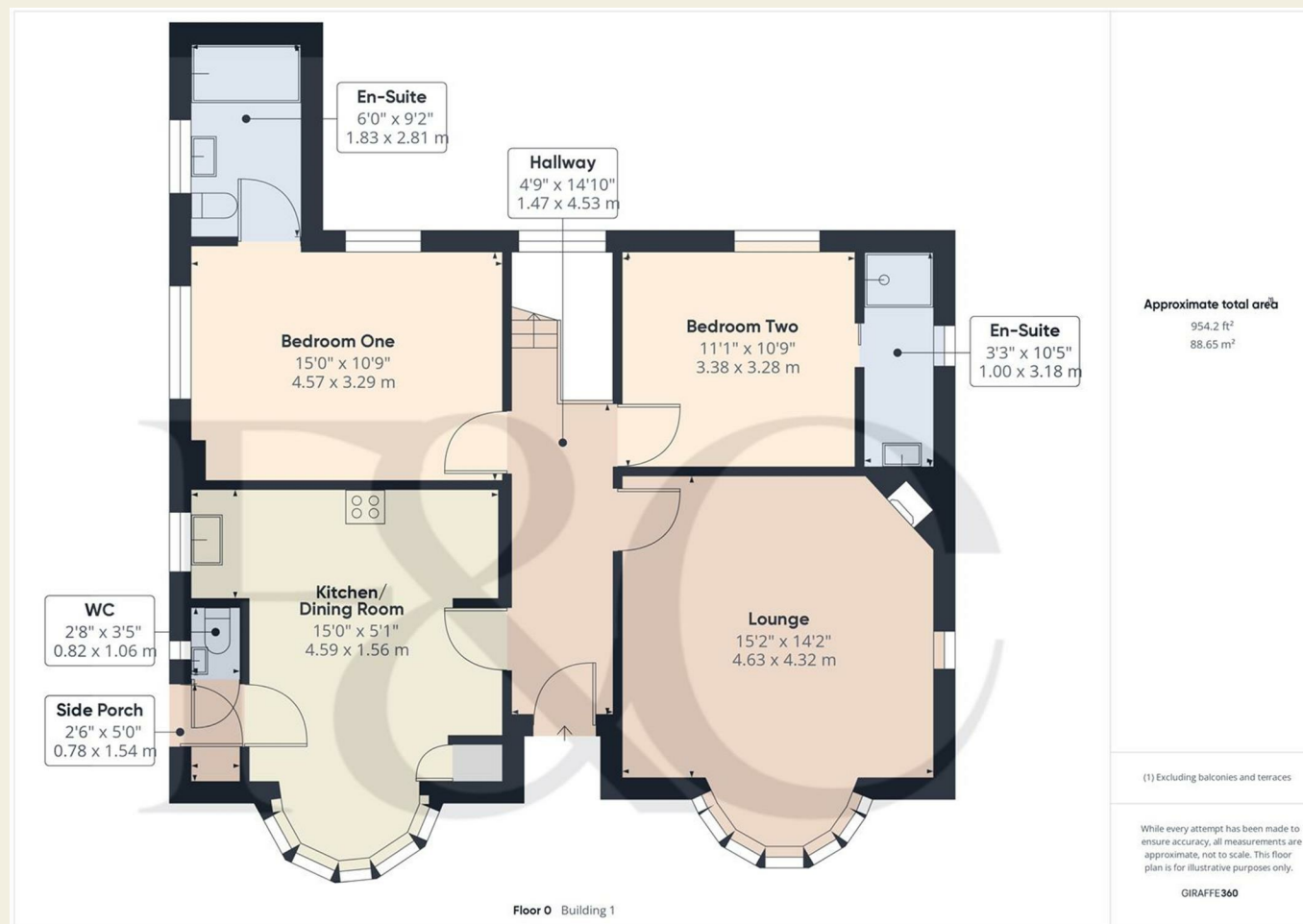
Impressive Detached Two-Car Garage

34'8" x 9'6" (10.57 x 2.90)

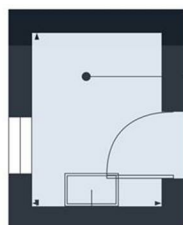
With concrete flooring, electric roll up front door, power, lighting, side personnel door and insulated walls.

Council Tax Band - E

Amber Valley

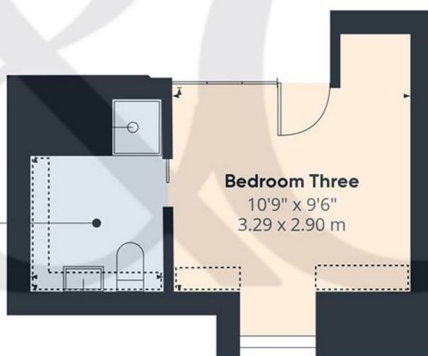


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Laundry Room
6'2" x 8'1"
1.88 x 2.47 m

En-Suite
6'1" x 6'7"
1.88 x 2.01 m



Bedroom Three
10'9" x 9'6"
3.29 x 2.90 m

Floor 1 Building 1

Approximate total area

216.07 ft²
20.07 m²

Reduced headroom

19.69 ft²
1.83 m²

(1) Excluding balconies and terraces

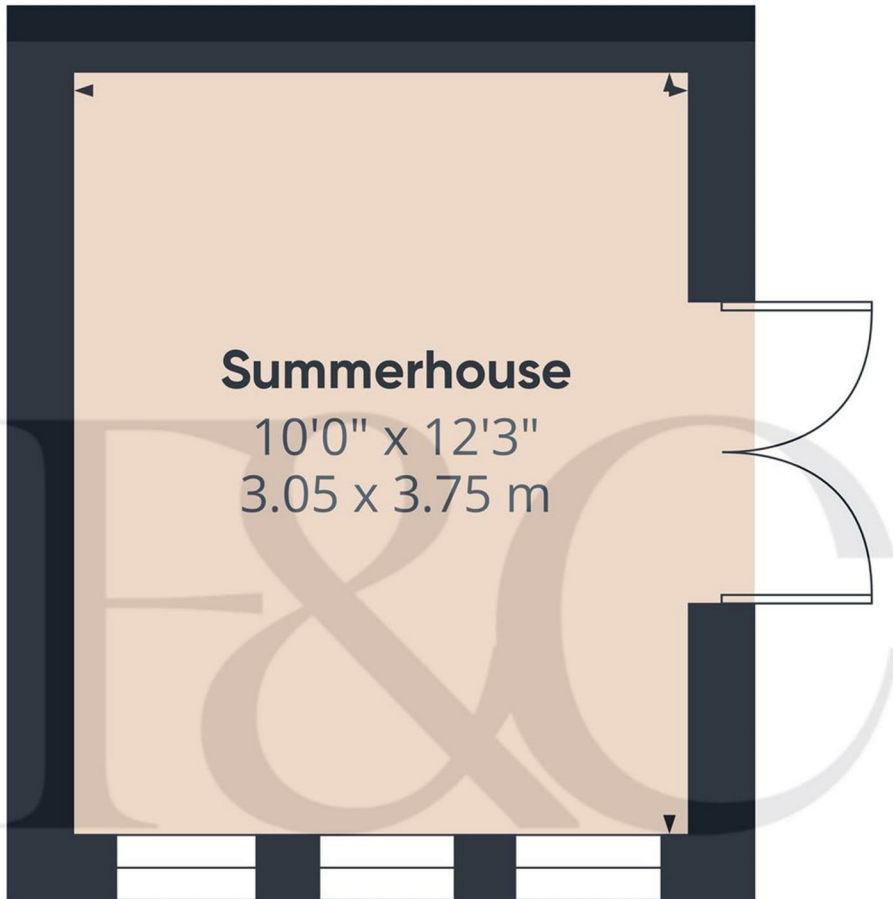
Reduced headroom
(below 1.5m/4.92ft)

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

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Floor 0 Building 3

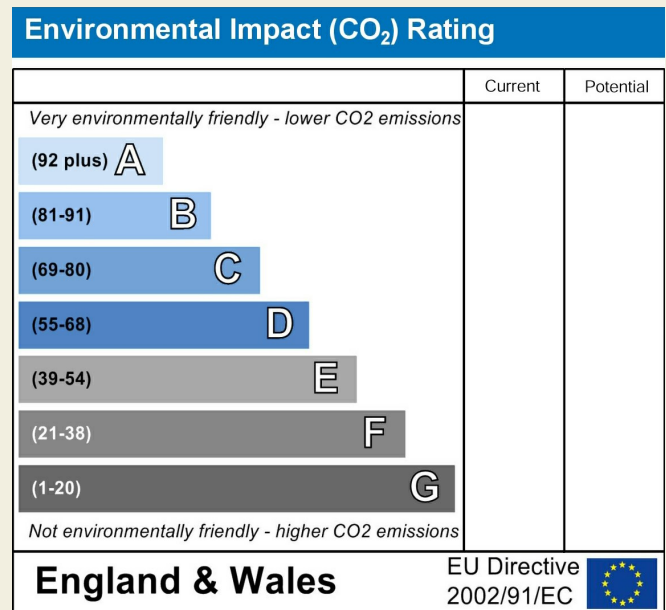
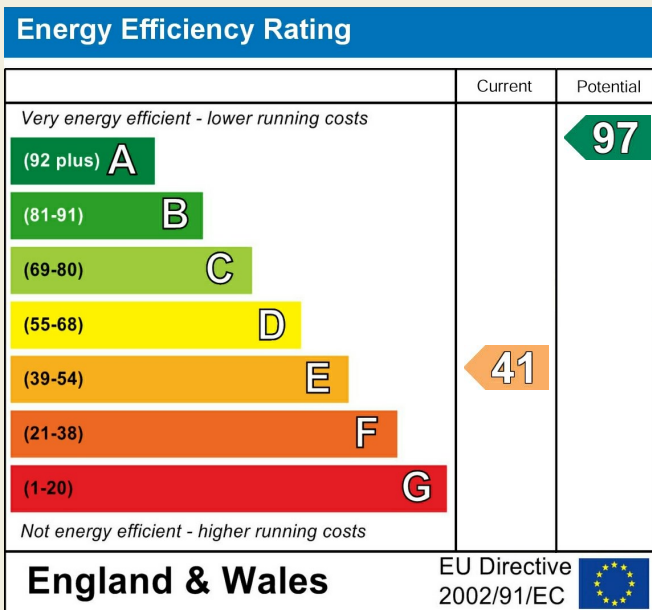
Approximate total area

122.73 ft²
11.4 m²

(1) Excluding balconies and terraces

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