



Dean Road
Ambergate Belper



Property Description

A deceptively spacious three bedroom detached bungalow situated in the highly desirable and convenient location in Ambergate with good sized garden, off road parking and garage. The property has gas fired central heating system and UPVC double glazing and briefly comprises:- Entrance hallway, generous lounge, fitted kitchen, three bedrooms and a family bathroom. Outside:- The property is set back with a driveway to the side providing off road parking and access to the garage. The rear garden is enclosed with fencing and offers a lawn, patio area, pathways and two sheds. Viewings essential to appreciate the accommodation on offer.

Entrance Hallway

UPVC composite door to the front elevation, carpet flooring, radiator storage cupboard housing the gas boiler and door to;

Lounge

18' 2" x 12' 2" (5.54m x 3.71m)

UPVC double glazed windows to both the front and side elevation, carpet flooring, radiator and electric fire with surround. Door to kitchen and door to the inner hallway

Kitchen

9' 5" x 8' 5" (2.87m x 2.57m)

Fitted with a range of matching wall and base units, roll top work surfaces incorporating a stainless steel sink and drainer unit with mixer tap and tiled splash backs. Free standing

oven and space for further appliances. Vinyl flooring, radiator, UPVC double glazed window to the side and composite door.

Inner Hallway

With loft hatch, carpet flooring and doors to;

Bedroom One

15' 6" x 8' 9" (4.72m x 2.67m)

UPVC double glazed window to the rear elevation, carpet flooring, radiator and airing cupboard.

Bedroom Two

11' 11" x 6' 11" (3.63m x 2.11m)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Three

7' 6" x 8' 5" (2.29m x 2.57m)

UPVC double glazed window to the side elevation and radiator.

Bathroom

Modern bathroom suite fitted with a panelled bath with electric shower over, vanity style hand wash basin and a low level WC. Fully tiled walls, tiled flooring, heated towel rail and a UPVC double glazed opaque window to the side.

Gardens And Parking

To the front of the property the garden is low maintenance with a pathway to the side leading to the entrance. A driveway provides ample off road parking and leads to the garage.

The rear garden is enclosed with fenced boundaries and offers a paved patio area, lawn and mature planted borders. There are two sheds included.

Garage

21' 9" x 7' 7" (6.63m x 2.31m)

UP and over garage door to the front, UPVC double glazed side door and window to the rear, power and light.

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: D

Tenure: Freehold

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