



Moorlands Road
Ambergate Belper



Property Description

Entrance Hallway

15' 10" x 3' 1" (4.83m x 0.94m)

Entering through the newly fitted modern composite front door into the spacious hallway with security alarm system panel.

Cloakroom W/C

Downstairs WC is both functional and stylish, featuring a modern WC, a sleek wall-mounted sink, and a radiator. The room is beautifully finished with half-height tiling, combining practicality with a clean, contemporary look.

Kitchen

10' 1" x 7' 9" (3.07m x 2.36m)

Upon entering the kitchen, you'll find an array of wall and base-mounted cupboards, providing ample storage space. The preparation surfaces offer convenient workspaces, featuring an inset stainless sink with an adjacent drainer and mixer tap, complemented by a window out looking the front. Additional features include four-ring gas hob, accompanied by an extractor fan, double electric oven along with splashback tiling. Furthermore, there's plumbing available for a dishwasher and dedicated space for a freestanding fridge freezer.

Utility

5' 2" x 4' 4" (1.57m x 1.32m)

This well-appointed utility room is designed for maximum efficiency and convenience. It offers worktop space, perfect for sorting laundry or additional kitchen prep. The room includes a designated area for a washing machine and dryer. The boiler is neatly housed here, easily accessible for maintenance. Tiled flooring and convenient access to the outdoors, making this utility room an essential and functional extension of your home.

Lounge

14' 4" x 11' 8" (4.37m x 3.56m)

The lounge is the perfect blend of comfort and style. It features a gas fire, creating a welcoming focal point for the room. The space is finished with sleek laminated flooring, adding a modern touch while being easy to maintain. The lounge also benefits from a single sliding patio door that open directly onto the garden and radiator.

Dining Room

10' 11" x 7' 9" (3.33m x 2.36m)

The dining room is both practical and stylish, making it an ideal space for family meals and entertaining. The features laminate flooring a handy under-stairs storage area provides ample space, a radiator and window to the rear which creates a bright and pleasant dining environment.

First Floor Landing

The stairs and landing are fully carpeted, a double-glazed window to the side elevation, a loft hatch for easy access to additional storage space, along with a convenient airing cupboard.

Bedroom One

12' 4" x 12' Max (3.76m x 3.66m Max)

This spacious bedroom features carpeted flooring, built-in wardrobes, two double glazed windows on the side elevation, a radiator and en-suite bathroom for a touch of luxury.

En-Suite

The modern En suite features a mains shower unit, an extractor fan, and an obscure double-glazed window to front elevation. The En suite is completed with a WC, a stylish sink, and a heated towel radiator long with spot lighting.

Bedroom Two

11' 3" x 11' 1" (3.43m x 3.38m)

This bedroom features carpeted flooring, double glazed window on the rear elevation and a radiator.

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m)

This bedroom features carpeted flooring, double glazed window on the rear elevation and a radiator along with a built in wardrobe.

Bathroom

The family bathroom features a freestanding bath, a low-level WC, and a wall mounted sink equipped with chrome hot and cold taps.

Outside

This delightful rear garden features a spacious patio area, ideal for outdoor seating or dining. The garden is beautifully landscaped with a well-maintained lawn, mature shrubs and trees that provide added privacy. Surrounding fencing ensures security and seclusion, while gated side access offers convenient entry and exit. This garden is the great extension of the living space.

At the front of the property, there is a spacious driveway capable of accommodating two vehicles.

Garage

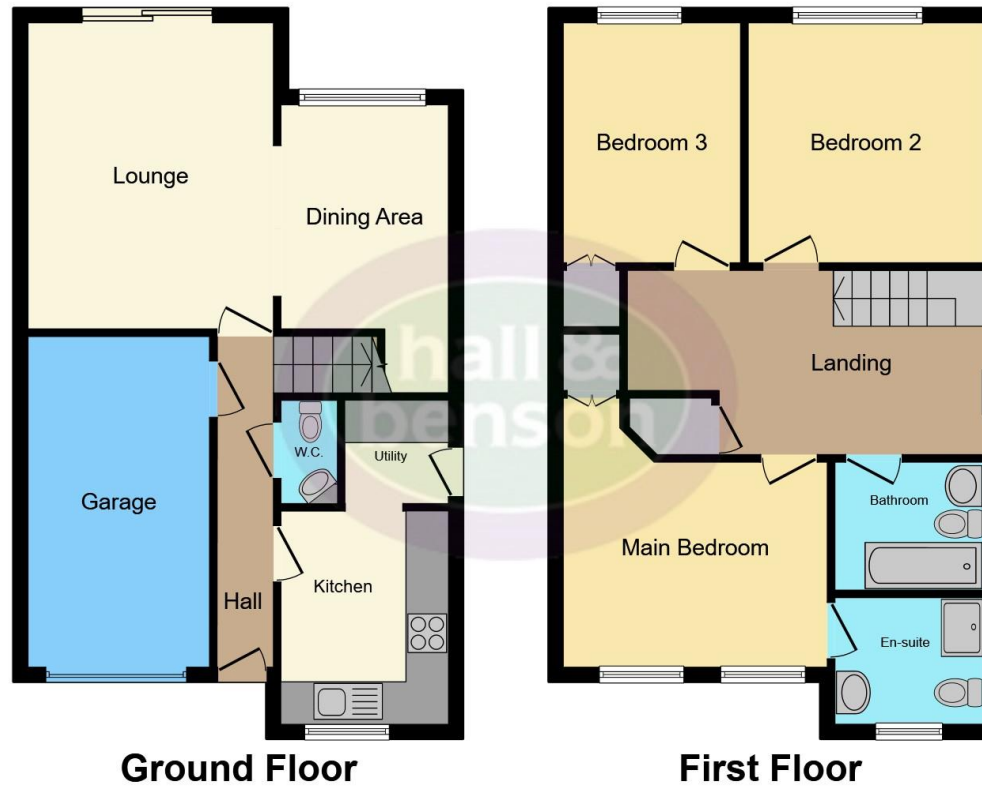
15' 10" x 8' 2" (4.83m x 2.49m)

This garage features remote-controlled electric rolling doors for easy and secure access along with power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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