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## **Amber Heights, Chapel Lane, Ashover. S45 0AT**

### **Guide price £580,000**

A superbly presented detached stone-built property, dating from 1926, having been recently refurbished to a contemporary design and an exceptionally high standard. The accommodation offers: three bedrooms; family bathroom; spacious sitting room; and extended, delightfully spacious dining-kitchen with bi-fold doors opening onto a generous flagged patio garden. Situated close to the centre of the popular village of Ashover, in an elevated position from where there are excellent far-reaching views over the village and beyond.

Ashover is a delightful village in a peaceful rural setting surrounded by beautiful open countryside. The village has excellent amenities including post office, butchers, local shop, doctors, pubs and a good primary school with an excellent reputation. The village is located within easy reach of the towns of Chesterfield (7 miles) and Matlock (4.3 miles) and is within easy commuting distance of Sheffield, Nottingham and Derby.

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Entering the property via a composite entrance door with double-glazed and obscured glass panel, which opens to:

### **RECEPTION HALLWAY 2.06m x 1.93m**

Having an original three-quarter-turn staircase rising to the first floor accommodation, Victorian style geometric ceramic tiles to the floor, contemporary vertical central heating radiator with thermostatic valve, and oak panelled doors opening to:

### **SITTING ROOM 5.10m x 3.07m**

Having triple-aspect double-glazed windows, taking advantage of the superb views afforded by the property. The room has polished light oak flooring, and a feature fire-opening with a raised hearth housing a log-burning stove. There are central heating radiators with thermostatic valves and a television aerial point with satellite facility.



### **DINING KITCHEN 7.61m x 3.79m**

An exceptionally spacious, extended dining kitchen, having bi-fold doors opening onto the patio garden and enjoying the superb views. There are further rear-aspect double-glazed windows overlooking the village and the wooded hills that surround the area. The room has polished limestone flooring with underfloor heating, downlight spotlights, and the kitchen is fitted with a good range of bespoke contemporary units by Pre-Eminence, with cupboards and drawers set beneath a granite-effect worksurface, some of which are extra deep. There are wall-mounted storage cupboards. Set within the worksurface is a one-and-a-half-bowl sink with mixer tap. Fitted within the kitchen is a Britannia range-style cooker with a six-burner gas hob, double oven and grill, over which is an extractor canopy. There is an integral twelve-place-setting dishwasher. The room has ample space for an American side-by-side fridge-freezer, family dining table and side furniture. There is a vertical column central heating radiator with thermostatic valve. A contemporary oak panelled door leads to:



### **UTILITY ROOM 1.77m x 1.51m**

Having a front-aspect UPVC double-glazed window and polished limestone flooring following through from the kitchen. There is a worksurface, beneath which is space and connection for an automatic washing machine and tumble dryer. Sited within the room is the recently-fitted Worcester combination gas-fired boiler which provides central heating and hot water to the property. An oak panelled door leads to:



#### **GROUND FLOOR WC 2.40m x 0.79m**

Having a borrowed light window, dual-flush close-coupled WC, and contemporary wash hand basin with storage cupboard beneath. There is a chrome-finished ladder-style towel radiator.

From the reception hallway, a three-quarter-turn staircase rises to:

#### **FIRST FLOOR LANDING 3.02m x 1.56m and 2.14m x 1.00m**

Having an access hatch with retractable ladder leading to a partially-boarded loft space. On the landing, there is a built-in wardrobe providing hanging space and storage shelving. There is a central heating radiator with thermostatic valve and contemporary oak panelled doors opening to:



#### **BEDROOM ONE 4.45m x 3.34m (measured into the wardrobes)**

With rear-aspect UPVC double-glazed windows taking advantage of the superb far-reaching views over the village and open countryside that surrounds the area. The room has a central heating radiator with thermostatic valve and a good range of built-in wardrobes providing hanging space and storage shelving.



#### **BEDROOM TWO 3.07m x 3.06m**

Having dual-aspect double-glazed windows flooding the room with natural light and enjoying the fine views. There is a central heating radiator with thermostatic valve.



#### **BEDROOM THREE 3.04m x 1.91m**

With side-aspect windows with views to the open countryside. There is a central heating radiator with thermostatic valve.



#### **FAMILY BATHROOM 2.24m x 1.70m**

With double-glazed windows overlooking the terrace and the village to Ashover Hay and beyond. The room is fully tiled with ceramic tiled floor, and suite with: shower-bath with glass shower screen, and mixer shower with overhead and handheld shower sprays; vanity-style wash hand basin with storage cupboard beneath; dual-flush close-coupled WC. There is a towel radiator, downlight spotlights, and an extractor fan.

**OUTSIDE** Lying to the side of the property is a large, raised, split-level flagged terrace, enclosed by stone walls, enjoying southerly-aspect views over the village. There are borders stocked with flowering plants, architectural feature lighting, outside power points, and ledged and braced timber gates leading onto Chapel Hill, making the area available for parking if required. To the far side of the property is a further area of garden, with a log store and space for storage.

Accessed from the terrace is:



## HOME OFFICE 3.36m x 2.44m

With double-glazed doors and side panel windows opening onto the terrace. The office has power, lighting, and air conditioning.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

**TENURE** Freehold

**COUNCIL TAX BAND (Correct at time of publication)**'F'

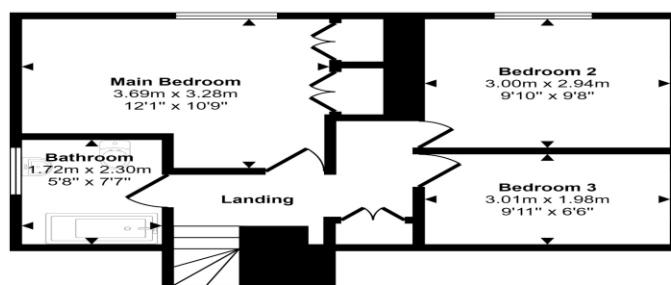
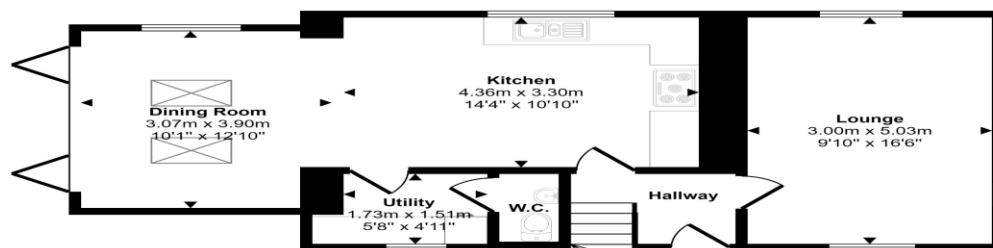
## DIRECTIONS

Leaving Matlock along the A632 towards Chesterfield, after descending Slack Hill turn right after the Kelstedge Inn along the B6036 Ashover Road, after the double bend take the left turn into Narrowleys Lane, at the end of the road turn left along Moor Road, take the second right into Chapel Hill follow the road up the hill to the T junction at the top, turn right and Amber Heights is on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
96 sq m / 1033 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract