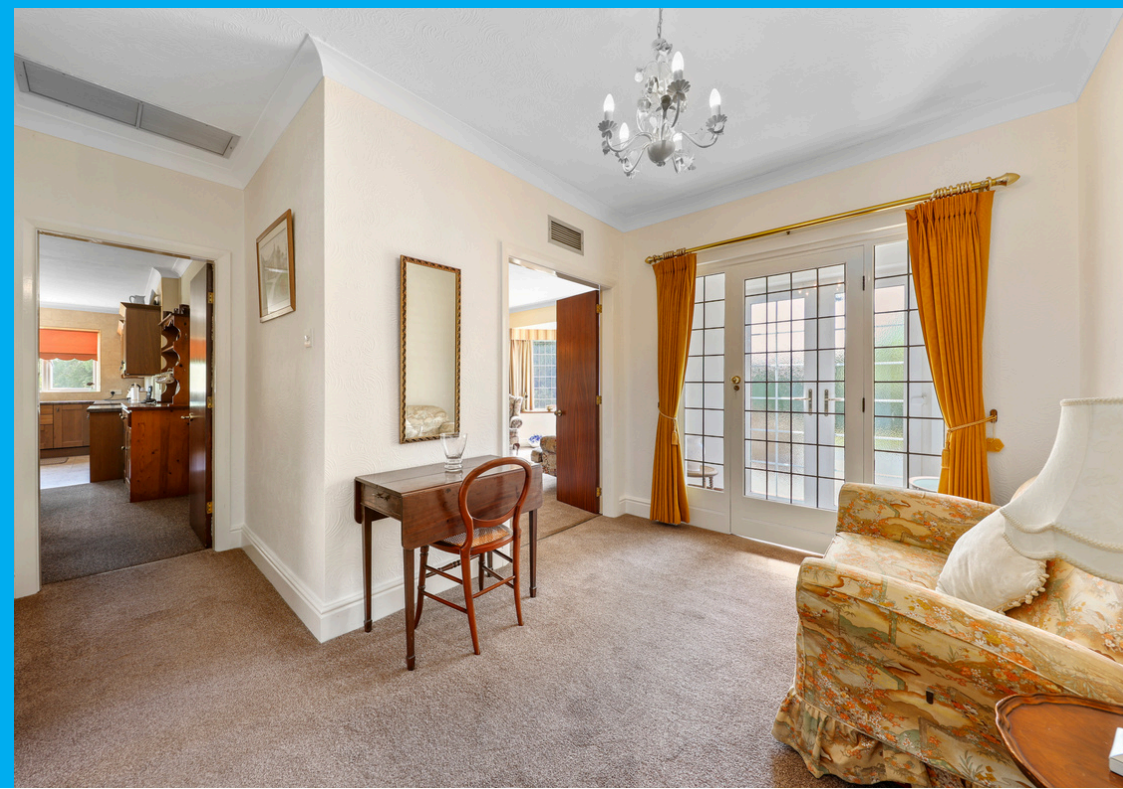




Sally Botham
ESTATES

AMBLESIDE
Ashover Road, Kelstedge, S45 0DT
Guide Price: £750,000





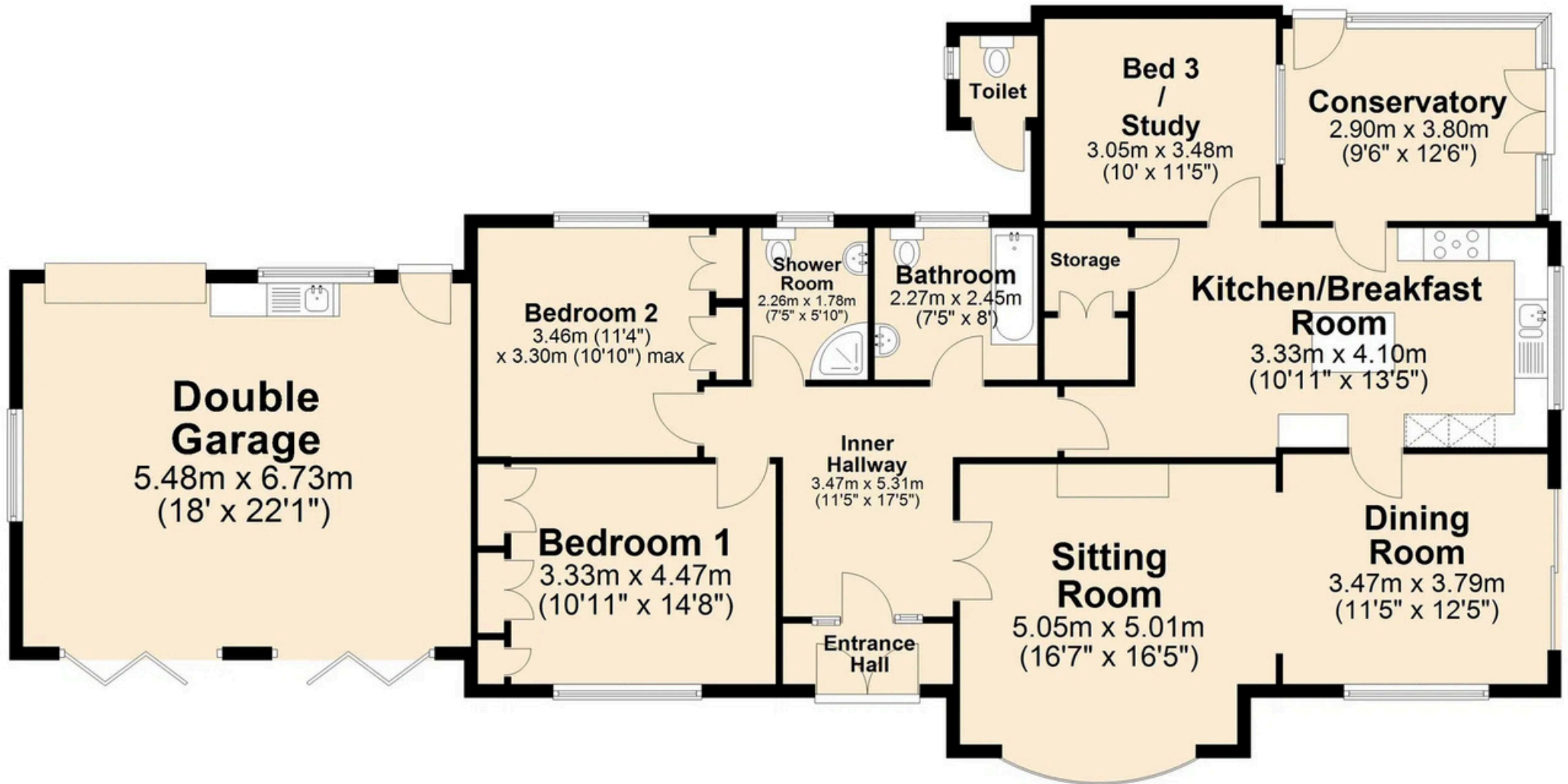






Ground Floor

Approx. 173.7 sq. metres (1869.5 sq. feet)



Total area: approx. 173.7 sq. metres (1869.5 sq. feet)

A delightfully spacious, detached, stone-built bungalow with a date stone of 1960. Standing in a generous level plot extending to approximately 0.63 acres. This well-presented spacious property offers: three bedrooms, family bathroom, separate shower room, large dining lounge, generous breakfast kitchen, conservatory, and cloak / boiler cupboard. There is an external garden toilet, double garage, and a generous amount of parking.

The property is conveniently located on the outskirts of the popular village of Ashover, where there are excellent amenities, and is within walking distance of the Kelstedge Inn. This delightful home lies within easy reach of the towns of Matlock and Chesterfield and is within commuting distance of Sheffield, Nottingham and Derby.

Entering the property via a pair of UPVC entrance doors with obscured glass, which open to:

ENTRANCE PORCH

Having Cornish slate to the floor, and a glazed entrance door with leaded panel and sidelight windows, which opens to:

HALLWAY

A spacious T-shaped hallway with central heating radiator and sapele doors opening to:

DINING LOUNGE

To the sitting area of the room is a front-aspect UPVC semi-circular bay window with double-glazed and leaded panels overlooking the driveway and garden. The room has a feature fireplace with a dressed stone surround and hearth, housing a log-effect electric fire. There is a central heating radiator with thermostatic valve, and television aerial point. A broad arched opening leads to the dining area, where there is a further front-aspect UPVC double-glazed and leaded window, and a pair of double-glazed sliding patio doors opening onto the terrace and gardens. The room has a central heating radiator with thermostatic valve and a door opening to:

BREAKFAST KITCHEN

A spacious room with a side-aspect double-glazed picture window overlooking the gardens. The kitchen area of the room has tile-effect flooring, and a good range of units in a light oak finish, with cupboards and drawers beneath a granite-effect worksurface. There are wall-mounted storage cupboards with under-cabinet lighting, glass-fronted display cabinets, and an island unit with storage cupboards beneath. Set within the worksurface is a one-and-a-half-bowl stainless sink with a mixer tap. Sited within the kitchen is a Rangemaster Classic 110 electric cooker, with a six-ring ceramic hob, double oven, and grill. Over the cooker is a Rangemaster extractor canopy. There is an integral fridge and freezer. The breakfast area of the room has carpet to the floor and a central heating radiator with thermostatic valve. A door opens to:

CLOAK CUPBOARD

With hanging space and a pair of doors opening to a BOILER CUPBOARD housing the Worcester combination gas-fired boiler, which provides hot water and central heating to the property.

From the kitchen, a half-glazed door opens to:

CONSERVATORY

Constructed in UPVC with double-glazed panels set upon a dwarf wall, and having a hipped glass roof. A pair of doors open onto a terrace to the side of the property, and a further half-glazed door opens onto the rear of the property. The room has wood-effect ceramic tiles to the floor, and a central heating radiator with thermostatic valve. From the breakfast area of the kitchen, further door opens to:

BEDROOM THREE / STUDY

Having a UPVC double-glazed borrowed-light window, looking through the conservatory to the gardens beyond. The room has a central heating radiator with thermostatic valve.

From the dining area, a further door leads back to the reception hallway, where doors open to:

BEDROOM ONE

Having front-aspect UPVC double-glazed and leaded picture windows overlooking the driveway. The room has a good range of built-in wardrobes, providing hanging rails and storage shelving. There is a central heating radiator with thermostatic valve.

BEDROOM TWO

Having a rear-aspect double-glazed window, central heating radiator with thermostatic valve, and built-in wardrobes along with matching headboard and bedside drawers.

FAMILY SHOWER ROOM

A fully-tiled room with a rear-aspect double-glazed window with obscured glass. Suite with: quadrant shower cubicle with mixer shower; semi-countertop wash hand basin with storage cupboards beneath; and close-coupled WC. There is a chrome-finished ladder-style towel radiator. This would make an ideal en-suite to bedroom two.

FAMILY BATHROOM

A spacious, fully-tiled room with a rear-aspect double-glazed window with obscured glass. Suite with: panelled bath; pedestal wash hand basin; and close-coupled WC. There is a chrome-finished ladder-style towel radiator.

OUTSIDE

The property is approached via a pair of wooden gates, which open to a large tarmac driveway, giving access to the double garage and the rear of the property. Immediately to the front of the property is a flagged terrace divided from the driveway by a low wall.

To the side of the driveway is an area of lawn with an apple tree, enclosed by a tall beech hedge, creating privacy. To the side of the property is a delightful area of garden, mainly laid to lawn, with a large ornamental pond stocked with fish and koi carp. There are water-loving plants, and surrounding the pond is a border with hostas, alchemilla mollis, and a Japanese Acer. Opposite the pond is a deep sculptured border, well-stocked with a good variety of ornamental shrubs and flowering plants. There is a small patio area with a timber summer house. To the bottom of the garden are deep borders stocked with mature trees – including oak and sycamore – creating a haven for wildlife, underplanted with bluebells and spring flowering bulbs.

Within the garden, there is a timber garden shed. Immediately to the side of the property is a raised flagged terrace, where the doors open from the dining lounge and the conservatory.

To the rear of the property is a generous tarmacked parking area, beyond which is a lawn enclosed by beech hedging. From the rear of the property, a door opens to a garden toilet with a low-level flush WC. The property has outside lighting on PIR sensors and outside water supplies.

GARAGE

A spacious double garage with front-aspect hardwood sliding panel vehicular access doors. There is an electrically-operated sliding-panel up-and-over vehicular access door opening onto the rear of the property, and a personnel door. The garage has double-glazed windows to two aspects, a fitted stainless steel sink unit, and space and connection for an automatic washing machine. There is a central heating radiator and fitted shelving. Over the garage is a storage loft accessed via a retractable ladder.

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.

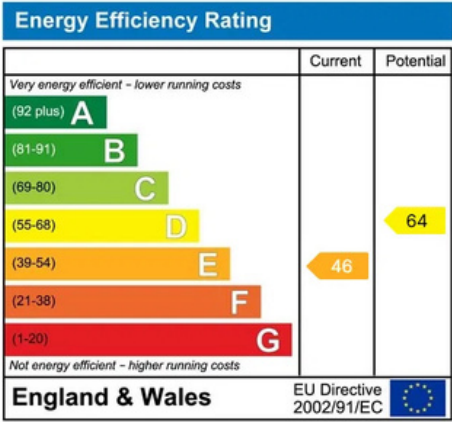
SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

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 immediately after The Kelstedge Inn. The property can be found on the left-hand side.

















enquiries@sallybotham.co.uk
01629 760899