



**1 Mere Beck, Ambaston
Derby, DE72 3GH**

A large four bedroom family home situated in a delightful village location. The property has two good size reception rooms, a spacious extended kitchen diner with a vaulted ceiling, a separate utility room and a large master bedroom with en-suite. To the rear of the property is a brick built garage with parking for two vehicles in front and access to a beautiful landscaped rear garden via a gateway at the side. Ambaston village is situated between Borrowash and Shardlow, within a short walk of Elvaston Castle County Park and is just a five minute drive of the A50 which gives swift access to the M1, A38 and East Midlands International Airport. Derby City centre can also be achieved within around fifteen minutes, whilst Nottingham is approximately 25 minutes away.



£475,000

Entrance Porch 6' 3" x 4' 0" (1.90m x 1.22m)

UPVC double glazed front door, laminate flooring and coat hanging space.

Hallway 6' 3" x 16' 2" (1.90m x 4.92m)

Spacious central hallway with a staircase to the first floor, a central heating radiator and a laminate floor covering.

Sitting Room 20' 6" x 14' 7" (6.24m x 4.44m)

A large dual aspect room including a fantastic brick built fireplace with a log burning stove. There is also a ceiling with recessed ceiling spotlights, a central heating radiator, TV point, two UPVC double glazed windows to the front and sliding patio doors to the rear garden.

Playroom 12' 8" x 11' 7" (3.86m x 3.53m)

UPVC double glazed window to the front, TV point and a central heating radiator.

Kitchen/Diner 19' 11" x 16' 0" (6.07m x 4.87m)

Extended kitchen diner including a full height vaulted ceiling with two Velux skylights, a dining area with UPVC double glazed French double doors to the garden, a UPVC double glazed window to the rear and a UPVC double glazed back door to the side. The kitchen is fitted with a range of shaker style units with Corian worksurfaces, an under mounted 1 and 1/2 bowl stainless steel sink with mixer tap and a breakfast bar. There is also an integrated full height fridge and freezer, an integrated dishwasher, a four ring induction hob with an extractor hood over, two central heating radiators, two wall lights and a laminate floor covering.

Utility Room 5' 11" x 4' 11" (1.80m x 1.50m)

Laminate worksurfaces with space for a washing machine, a second fridge and a tumble dryer under, a fitted wall unit, a laminate floor covering and the central heating boiler.

Cloakroom WC 6' 3" x 4' 0" (1.90m x 1.22m)

WC, wash hand basin, a UPVC double glazed window to the rear, a central heating radiator, laminate flooring and access to under stair storage.

Store 5' 2" x 4' 11" (1.57m x 1.50m)

With access via a UPVC door at the front of the property.

Bedroom 1 14' 7" x 13' 0" (4.44m x 3.96m)

Two UPVC double glazed windows to the front, a central heating radiator, a range of fitted wardrobes and a door to the en-suite shower room.

En-suite 8' 5" x 4' 6" (2.56m x 1.37m)

Good size en-suite shower room which includes a quadrant shower cubicle with power shower, a pedestal wash basin and a WC. There is also a vinyl floor covering, a central heating radiator and a UPVC double glazed window to the front.

Bedroom 2 12' 10" x 8' 7" (3.91m x 2.61m)

UPVC double glazed window to the side and a central heating radiator.

Bedroom 3 11' 6" x 7' 5" (3.50m x 2.26m)

UPVC double glazed window to the side and a central heating radiator.

Bedroom 4 11' 6" x 7' 2" (3.50m x 2.18m)

UPVC double glazed window to the rear and a central heating radiator.

Bathroom 8' 5" x 6' 9" (2.56m x 2.06m)

Three piece suite including a panel bath with an electric shower over, a pedestal wash basin and WC. There is also an airing cupboard containing the hot water tank, a vinyl floor covering, a UPVC double glazed window to the front and a central heating radiator.

Garage

Brick built single garage with parking for two vehicles in front and with access to the rear of the garden via a gate at the side.



Disclaimer

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Energy performance certificate (EPC)

1 Mere Beck Ambaston DERBY DE72 3GH	Energy rating D	Valid until: 28 March 2033
		Certificate number: 0270-2200-2207-5412-3204

Property type	Detached house
Total floor area	124 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

