



Amber Gardens
Ambergate Belper

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Property Description

Burchell Edwards are pleased to offer to the market, this fabulous home which is set in a countryside setting with a dry stone walled perimeter and spectacular valley views. This home comes with a 10 year guarantee, this delightful property is a three bed and briefly comprises: Entrance Hall, downstairs W.C, a spacious open plan kitchen, living and dining area. To the first floor are two double bedrooms and a bathroom suite. Externally the property offers two allocated parking spaces and a rear garden which benefits from a delightful Indian flagstone patio/seating area, perfect for alfresco dining and will be finished with a new lawn, enclosed by fence boundaries with a rear access gate. Viewings of the homes and site are highly recommended!

Entrance Hall

Having a front elevation door with double glazed frosted glass insert, laminate floor covering, radiator, alarm, temp controls, consumer unit and handy under-stairs storage cupboard. With stairs rising to the first floor, door leading to W.C and doors leading to the kitchen and living room.

W.C

5' 1" x 2' 9" (1.55m x 0.84m)
Having a wash hand basin, W.C, a radiator and extractor fan. The W.C is finished with a vinyl floor covering and splash back tiling.

Living Room

13' 11" x 12' 5" (4.24m x 3.78m)
Having a rear elevation double glazed window and rear elevation double glazed French patio doors leading to the garden area, the living room also offers a radiator, TEL & TV points and is finished with a fitted carpet.

Kitchen

14' 3" x 7' (4.34m x 2.13m)
Having a side elevation double glazed windows allowing a good flow of light. The kitchen is fitted with a range of soft close wall and base units at eyelevel with under cabinet

lighting and work surface over, it briefly comprises: Stainless steel sink/drain unit, an integrated electric oven with integrated gas hob and cooker hood over. It also offers an integrated fridge/freezer and provides space and plumbing for a washing machine. The kitchen houses the Ideal Logic combination boiler, is finished with splash up-boarding, is completed with a laminate floor covering, has a handy breakfast bar, and offers a radiator which provides heating to the room.

Landing To First Floor

Having a front elevation double glazed window and a radiator. The landing provides access to two bedrooms and the bathroom suite, with stairs rising to the second floor and the master bedroom.

Bedroom

.14' Max x 13' 5" Into recess (4.27m Max x 4.09m Into recess)

Having a rear elevation double glazed window, radiator and TV point. The room is finished with a fitted carpet.

Bedroom

9' 7" x 7' 5" (2.92m x 2.26m)

Having a front elevation double glazed window, radiator, TEL and TV points. The room is finished with a fitted carpet.

Bathroom

7' 5" x 6' 10" (2.26m x 2.08m)

Having a side elevation double glazed obscure glass window offering privacy, the bathroom comprises: Wash hand basin, W.C and bath with shower over. It also offers a shaver, point, a chrome heated towel rail and an extractor fan. The bathroom is finished with part tiled walls, tiling to the splash backs, a vinyl floor covering and spot lighting to the ceiling.

Stairs Rising To Second Floor

Having a front elevation Velux Window. Door

to:-

Master Bedroom

15' 8" x 10' 5" (4.78m x 3.17m)

Having a front elevation double glazed window, built in cupboard, radiator, TEL & TV Points. The room is finished with a fitted carpet and has a door leading to the ensuite.

Ensuite

6' 9" Max x 5' 11" Max (2.06m Max x 1.80m Max)

Having a rear elevation Velux window the ensuite comprises: Wash hand basin built into vanity unit, W.C and shower cubicle. It also offers a shaver point, extractor fan and chrome heated towel rail. The room is finished with spot lighting, a vinyl floor covering and part tiled walls/splash back tiling.

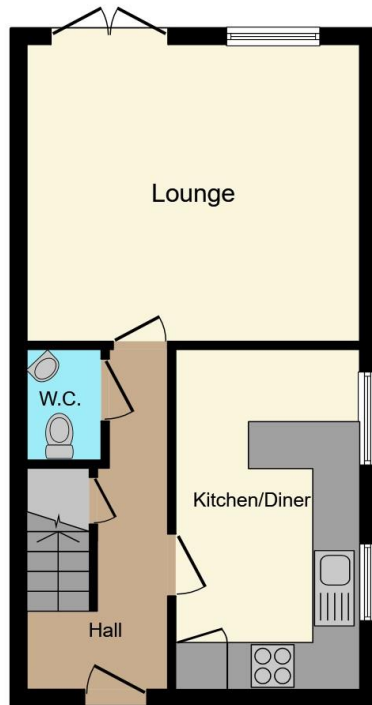
Outside

Externally the property offers two allocated parking spaces and a rear garden which benefits from a delightful Indian flagstone patio/seating area, perfect for alfresco dining and will be finished with a new lawn, enclosed by fence boundaries with a rear access gate.

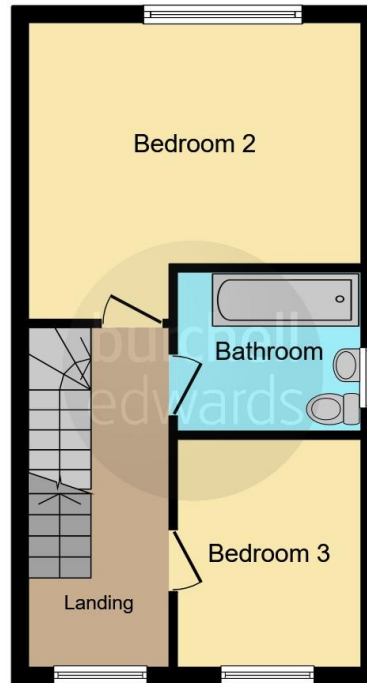




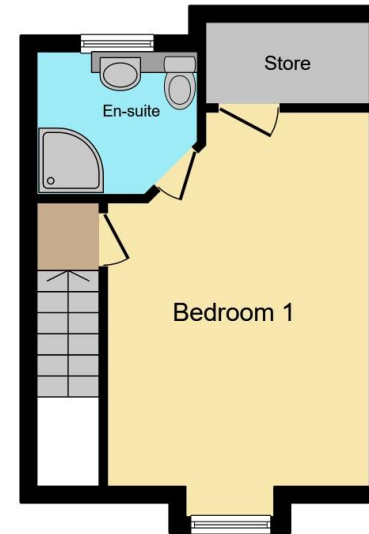




Ground Floor



First Floor



Second Floor

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 Burchell Edwards on

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EPC Rating: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BEL204988



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