



Derby Road
Ambergate Belper

burchell
edwards



Property Description

This charming two double bedroom cottage is situated in a popular location and benefits from having a stunning outlook onto the river Derwent from it's private and idyllic garden. The accommodation in brief comprises; lounge, breakfast kitchen, sunroom, ground floor bathroom and to the first floor there are two double bedrooms. Viewings are strongly recommended for this well presented home to be truly appreciated.

Lounge

13' 5" Max x 13' 1" Plus door recess (4.09m Max x 3.99m Plus door recess)

The property is accessed via composite door to the front elevation with stairs off to the first floor, central heating radiator, UPVC double glazed window to the front elevation with fitted shutters, gas coal effect fire and understairs storage.

Kitchen

13' 7" x 9' 5" (4.14m x 2.87m)

Having a range of matching wall and base units with work surface incorporating one and a half bowl stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine, gas cooker point, tiled splashback

and flooring, central heating radiator, recess shelving, access to the rear porch and cupboard housing the boiler.

Rear Porch

Having door to the bathroom.

Bathroom

Having a three piece suite comprising of bath with shower over, pedestal wash hand basin and low level W.C, tiled flooring, tiled splashbacks, heated towel rail and extractor fan.

First Floor Landing

Having loft access.

Bedroom One

.13' 8" Max x 9' 6" (4.17m Max x 2.90m)

Having UPVC double glazed window to the rear elevation, tall central heating radiator and door to airing cupboard housing the hot water tank.

Bedroom Two

10' 7" Max x 13' 5" Max plus window recess (3.23m Max x 4.09m Max plus window recess)

Having UPVC double glazed window to the front elevation with fitted shutters and central heating radiator.

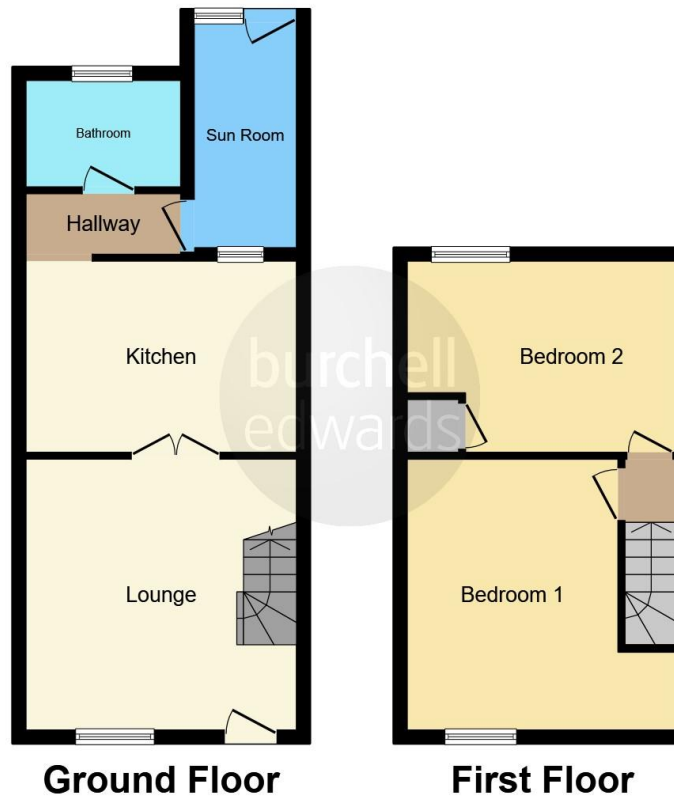
Outside

To the rear the garden has a paved seating area, laid lawn section, summerhouse, fenced boundaries, border onto the river, brick outbuilding storage, timber shed and gated access over the neighbouring property.









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

To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
 BELPER DE56 1AY

EPC Rating: D

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BEL205948 - 0001