



Matlock Road
Ambergate BELPER

burchell
edwards

Matlock Road Ambergate BELPER DE56 2EL

for sale offers in the region of
£350,000



Property Description

This immaculately presented traditional three bedroom semi-detached home has been extended to the rear to create a modern open plan living kitchen/diner with bifolding doors opening to the rear garden. The accommodation in brief comprises; entrance hall, lounge, kitchen/diner, utility room and a W.C to the ground floor along with three bedrooms and a modern fitted shower room to the first floor. Outside there is a generous driveway providing ample off road parking with the added benefit of an EV charging point and outdoor power socket. To the rear there is a well-maintained enclosed garden with stunning open countryside views. Viewings are strongly recommended for this home to be truly appreciated

Entrance Hallway

The property is entered via composite door to the front elevation into a hallway where there is a radiator, tiled flooring, stairs off to the first floor and panelled doors off to:-

Lounge

12' 9" Into bay x 11' 6" Into recess (3.89m Into bay x 3.51m Into recess)

Having UPVC double glazed bay window, with fitted blinds, to the front, feature fireplace, a radiator and coving to the ceiling.

Kitchen

16' 8" Max x 17' Max (5.08m Max x 5.18m Max)
Having wall and base units with quartz work surfaces over incorporating stainless steel sink with filter tap over, induction hob with extractor, integrated double oven, integrated larder fridge/ freezer, spot lighting to the ceiling, three sky lights with solar powered blinds, bi-folding doors with integral blinds, to the rear opening to the garden benefiting from countryside views, obscured UPVC double glazed window to the side, tiled flooring, two tall radiators, store cupboard with newly fitted boiler, integrated dishwasher and door opening to:-

W.C

Having low level W.C, vanity wash hand basin, radiator and UPVC double glazed obscured window to the side.

Utility Room

Having plumbing for a washing machine, space for tumble dryer, radiator, storage cupboard, spot lighting to the ceiling, work surface and stainless steel sink and drainer with mixer tap.

First Floor Landing

Having panelled doors off leading to bedroom and bathroom, loft access with put down ladder and UPVC double glazed window to the side.

Bedroom One

11' 9" x 9' 4" Max (3.58m x 2.84m Max)

Having stunning countryside views to the rear, a radiator and two fitted wardrobes.

Bedroom Two

11' 4" x 8' 8" To wardrobe door (3.45m x 2.64m To wardrobe door)

Having fitted wardrobes, UPVC double glazed window to the front and a radiator.

Bedroom Three

6' 9" x 6' 6" (2.06m x 1.98m)

Having UPVC double glazed window to the front and a radiator.

Shower Room

Having mains fed walk-in shower, low level W.C, pedestal wash hand basin with mixer tap over, heated towel radiator, obscured UPVC double glazed window to the rear and spot lighting to the ceiling.

Outside

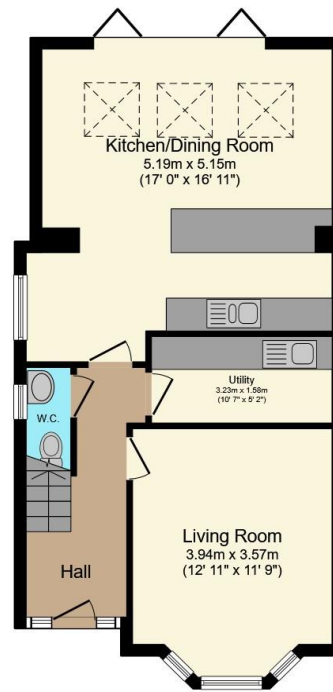
To the front of the property is a low maintenance frontage providing ample off road parking and benefiting from an EV charger point, gated side access with outside tap and outside power socket.

To the rear the garden has a decked seating area, laid to lawn and has fenced boundaries.

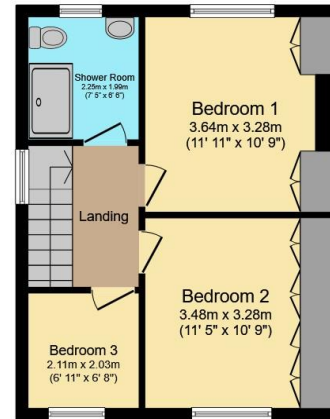








Ground Floor



First Floor

Total floor area 97.6 m² (1,051 sq.ft.) approx

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.propertybox.io



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: Awaited
Council Tax Band: C

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: BEL206603 - 0002