



## 4 Bed House - Detached

54 Devonshire Avenue, Amber Heights, Ripley DE5 3SS  
Offers Around £380,000 Freehold



**Fletcher  
& Company**

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- Highly Appealing Detached Home
- Cul-de-Sac Location - Far-Reaching Views
- Potential to be Improved - No Chain Involved
- Lounge, Dining Room, Breakfast Kitchen
- Four Double Bedrooms & Two Bathrooms
- Generous Size Garden
- Block Paved Driveway & Double Garage with Electric Door
- Open Fields to Rear
- Handy for A38 & M1 Motorway
- Excellent Local Amenities - Shops, Schools & Countryside Walks

This highly appealing four bedroom detached home with double garage in Amber Heights, offers a perfect blend of comfort and potential.

This home presents an excellent opportunity for those looking to make their mark, as there is potential for improvement, allowing you to tailor the space to your personal taste. Furthermore, with no chain involved, the process of moving in can be swift and straightforward.

#### The Location

Amber Heights is positioned close to countryside and located on the edge of the popular Derbyshire town of Ripley. The property gives easy access to Ripley town centre, which offers a good range of local amenities including shops, market, restaurants, primary/secondary schools, recreational facilities and regular bus services. Its convenient position benefits for those who enjoy the outdoor pursuits with the open countryside, which is easily accessible.

The famous old market town of Ashbourne, known as the gateway to Dovedale and The Peak District National Park is situated some 15 miles to the west. Matlock, Bakewell and Chatsworth House are also within easy travelling distance. The City of Derby is approximately 9 miles to the south.

There is easy access on to the A38 leading to the M1 motorway (Junction 26 and 28). It is also convenient for access to Chesterfield, Sheffield and Nottingham.

#### Accommodation

##### Ground Floor

##### Entrance Hall

17'10" x 7'4" (5.45 x 2.25)

With half glazed entrance door, coving to ceiling, radiator, burglar alarm control panel and staircase leading to first floor.

##### Coat Store

3'10" x 2'7" (1.19 x 0.81)

With coat hangers and internal panelled door.

## Lounge

20'11" x 12'2" (6.40 x 3.71)

With gas fire, three radiators, coving to ceiling, double glazed bow window with deep window sill with aspect to front, double glazed sliding patio door with internal secondary double glazing giving access to rear garden and far-reaching views.



## Dining Room

12'5" x 10'5" (3.79 x 3.19)

With radiator, coving to ceiling, double glazed window to front and half glazed internal door (Please note there is potential to knock the dining room into the kitchen if desired).



### Breakfast Kitchen

12'10" x 12'1" (3.92 x 3.69)

With one and a half sink unit with mixer tap, wall and base fitted units with matching worktops, tile splashbacks, tiled effect flooring, radiator, far-reaching views to rear, electric cooker point, double glazed window to rear, plumbing for automatic washing machine, vent for tumble dryer and internal panelled door.



### Pantry

6'4" x 2'8" (1.95 x 0.82)

With shelving, tiled effect floor, Baxi central heating boiler and panelled door giving access to garden.

### Shower Room

6'7" x 4'11" (2.01 x 1.52)

With separate shower cubicle with electric shower, pedestal wash handbasin, low level WC, tile splashbacks, radiator, double glazed window to rear, far-reaching views, extractor fan and internal panelled door.



### First Floor Landing

10'1" x 3'10" (3.09 x 1.19)

With radiator and access to roof space.

### Double Bedroom One

15'4" x 10'4" (4.68 x 3.16)

With a good range of fitted wardrobes, chest of drawers and bedside cabinets, coving to ceiling, radiator, additional built-in cupboard, double glazed window to front and internal panelled door.



### Double Bedroom Two

12'0" x 10'3" (3.67 x 3.14)

With radiator, coving to ceiling, double glazed window to front and internal panelled door.



### Double Bedroom Three

12'10" x 10'6" (3.92 x 3.21)

With radiator, coving to ceiling, far-reaching views to rear, double glazed window and internal panelled door.



### Double Bedroom Four

10'5" x 8'2" (3.19 x 2.51)

With built-in wardrobe, radiator, coving to ceiling, far-reaching views to rear, double glazed window and internal panelled door.



### Family Bathroom

6'11" x 6'3" (2.12 x 1.91)

With bath with shower, fitted wash basin, low level WC, tile splashbacks, heated towel rail/radiator, built-in cupboard housing the hot water cylinder, wall mounted mirror medicine cabinet, double glazed window to rear and internal panelled door.



### Front Garden

The property is set back from the pavement edge behind a fore garden with inset plants and rockery.

### Side Garden

With side access gate, paving and timber shed providing storage.

### Rear Garden

To the rear of the property is a landscaped rear garden enjoying far-reaching views and also overlooking open fields. The garden has been designed for low maintenance with carefully shaped areas with gravel beds and resin. A patio area provides a pleasant sitting out and entertaining space. Rear access gate opening onto open fields and feature specimen tree.



### Driveway

A block paved driveway provides car standing spaces and leads to a double garage.

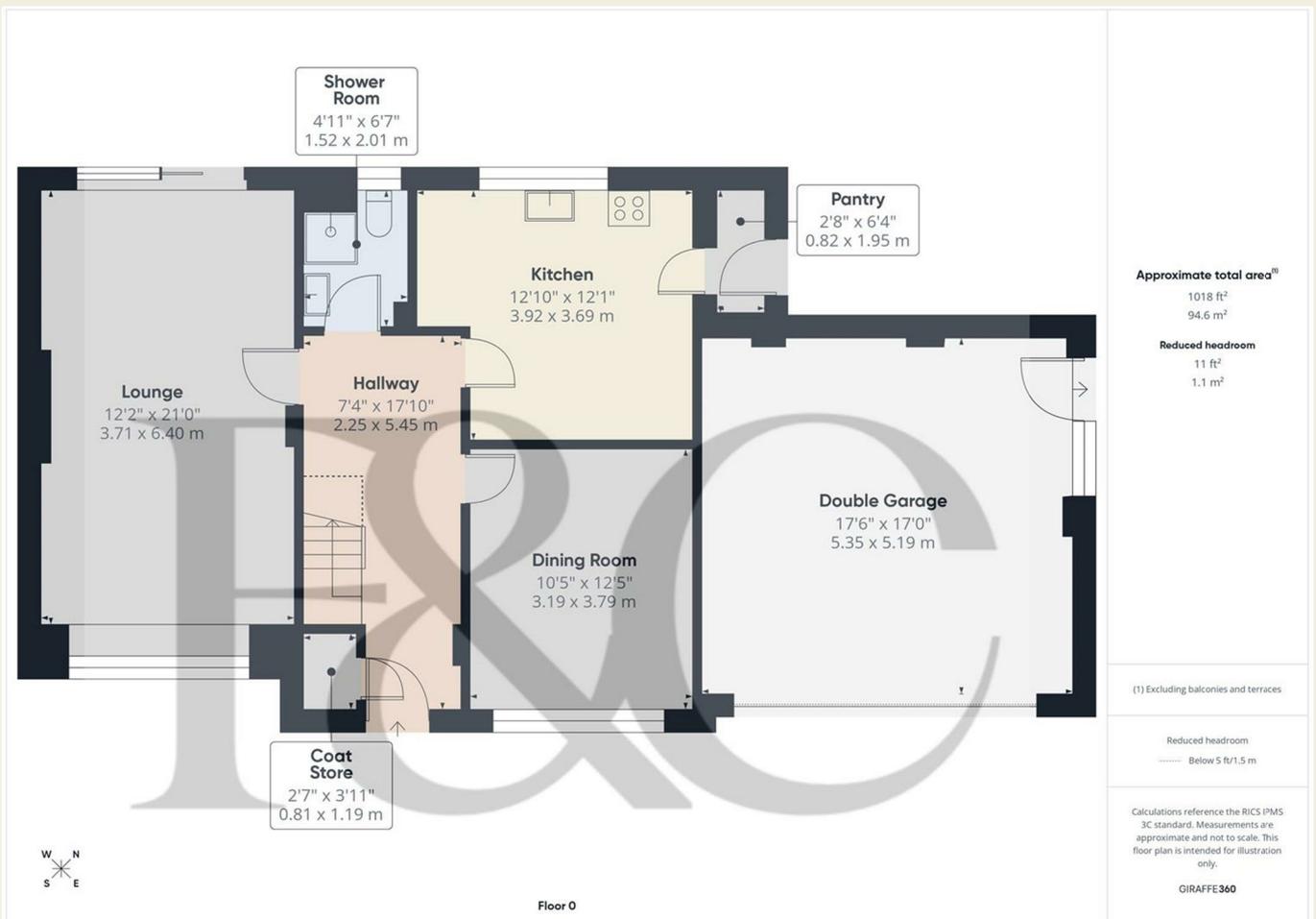
## Double Garage

17'6" x 17'0" (5.35 x 5.19)

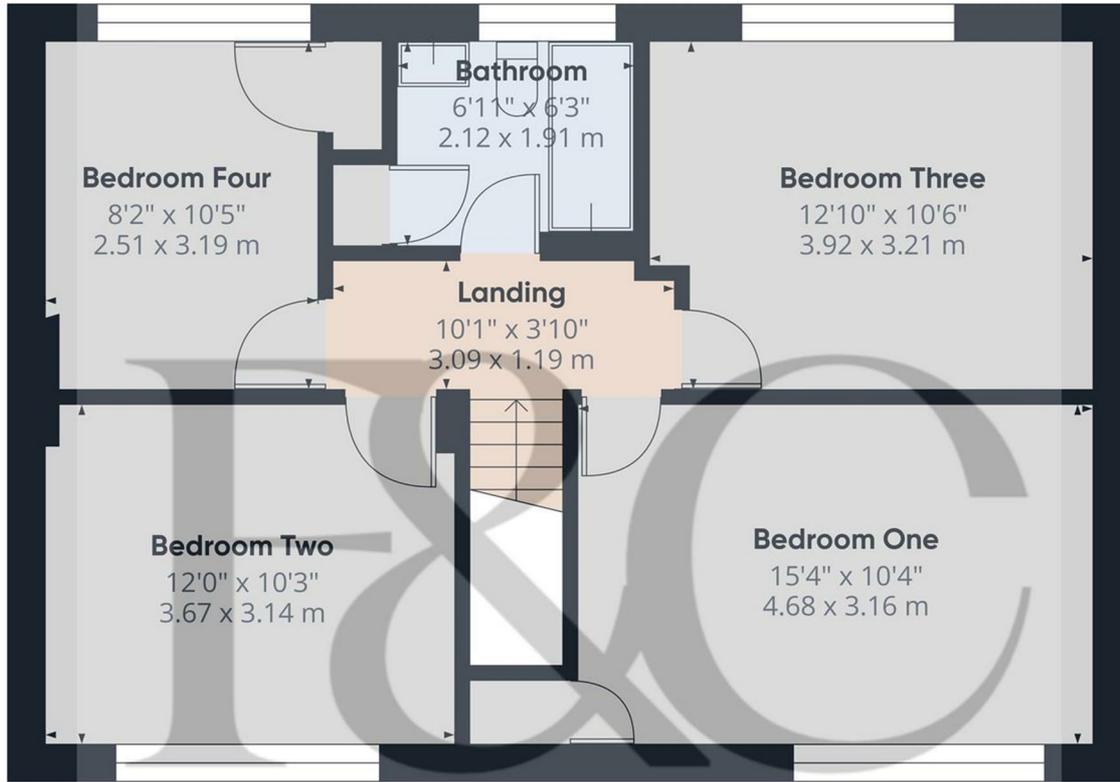
With concrete floor, gas metre, electric consumer unit, side window, side personnel door, power, lighting and electric front door.



## Council Tax Band D



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Approximate total area<sup>iii</sup>  
 596 ft<sup>2</sup>  
 55.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>72</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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