



## 16 Dean Road, Ambergate, Belper, DE56 2GH

**£300,000**



Offered with vacant possession/ no chain. An immaculately presented detached bungalow offering three bedroom accommodation with a luxury shower room. There is a detached garage, car port and low maintenance gardens. Viewing is highly recommended.



# 16 Dean Road, Ambergate, Belper, DE56 2GH

£300,000



The detached bungalow enjoys an elevated position with views. The welcoming accommodation comprises a newly fitted kitchen with integrated appliances, utility lobby, spacious lounge with living flame fire, inner hallway with access to three good sized bedrooms and a luxury shower room.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a mature garden with a seating area, perfect for enjoying the views. There is a driveway and car port providing off road parking and a detached garage with an electronic roller shutter door. The south facing garden enjoys a southerly aspect, which is laid to patio for ease of maintenance. with a side garden. There is an EV charger.

Ambergate is a popular village with local amenities ie busy railway station, primary school, cafe, restaurants, convenience store and petrol station. Having easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

## ACCOMMODATION

A UPVC entrance door opens into :

### KITCHEN

14'6 x 8'5 (4.42m x 2.57m )

Recently updated with a range of white base

cupboards, drawers and eye level units with marble effect work surface over incorporating a porcelain sink with mixer extending hose tap and splash back tiling. Integrated appliances include an AEG electric oven, gas hob, extractor hood, dishwasher and under counter fridge. There is wood grain effect flooring, UPVC double glazed window to the side, inset spot lighting, under plinth mood lighting, vertical radiator and a half glazed UPVC entrance door opens into :

### UTILITY LOBBY

18'1 x 4'3 (5.51m x 1.30m )

Constructed with UPVC double glazed windows, doors and triple polycarbonate roof. There is light, power, worksurface with space for a freezer and plumbing for a washing machine beneath.

### LOUNGE

18'2 x 12' (5.54m x 3.66m )

There are dual aspect UPVC double glazed windows to the front and side, recessed fireplace with living flame gas fire and wooden mantel shelf, radiator and a decorative plate rack.

### INNER LOBBY

### BEDROOM ONE

13'6 x 8'8 +recess (4.11m x 2.64m +recess)

There is a range of in-built wardrobes providing hanging and shelving facility, UPVC double glazed window to the rear and a radiator.

## BEDROOM TWO

11'10 x 9'3 (3.61m x 2.82m )

A versatile room with UPVC double glazed French doors opening onto the rear patio, radiator, coving and inset spot lighting.

## BEDROOM THREE

8'8 x 6'11 (2.64m x 2.11m )

Having a UPVC double glazed window to the side elevation and a radiator.

## LUXURY SHOWER ROOM

Beautifully appointed with a double shower enclosure with a thermostatic rain fall shower, vanity wash hand basin and a low flush WC. There is complementary half tiling, an illuminated mirror, heated towel radiator, UPVC double glazed window and ceramic tiled flooring.

## OUTSIDE

To the front of the property is a mature garden with an elevated seating area and feature gravel path. A path leads to the front door and EV charger. To the side of the property is a car port providing car parking and a detached garage.

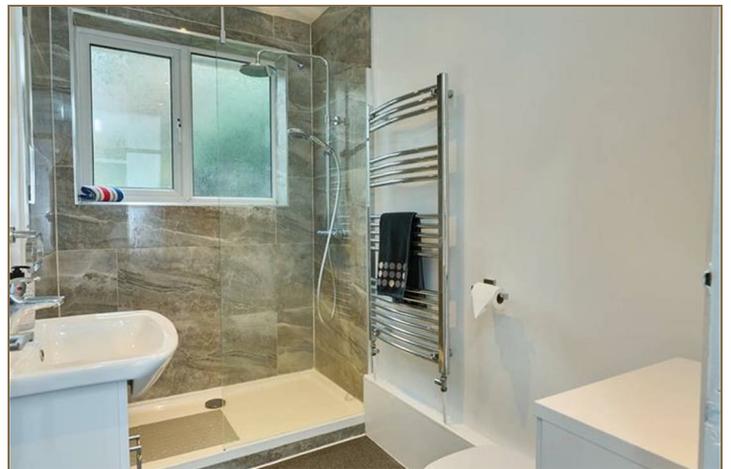
## GARAGE

17'7 x 10'4 (5.36m x 3.15m )

Having an electronic roller shutter door, light , power and window to the side.

## GARDEN

The rear garden is a sunny paved patio for ease of maintenance with an outside light and enjoying a southerly aspect. There is a lower gravelled garden to side.



## Road Map



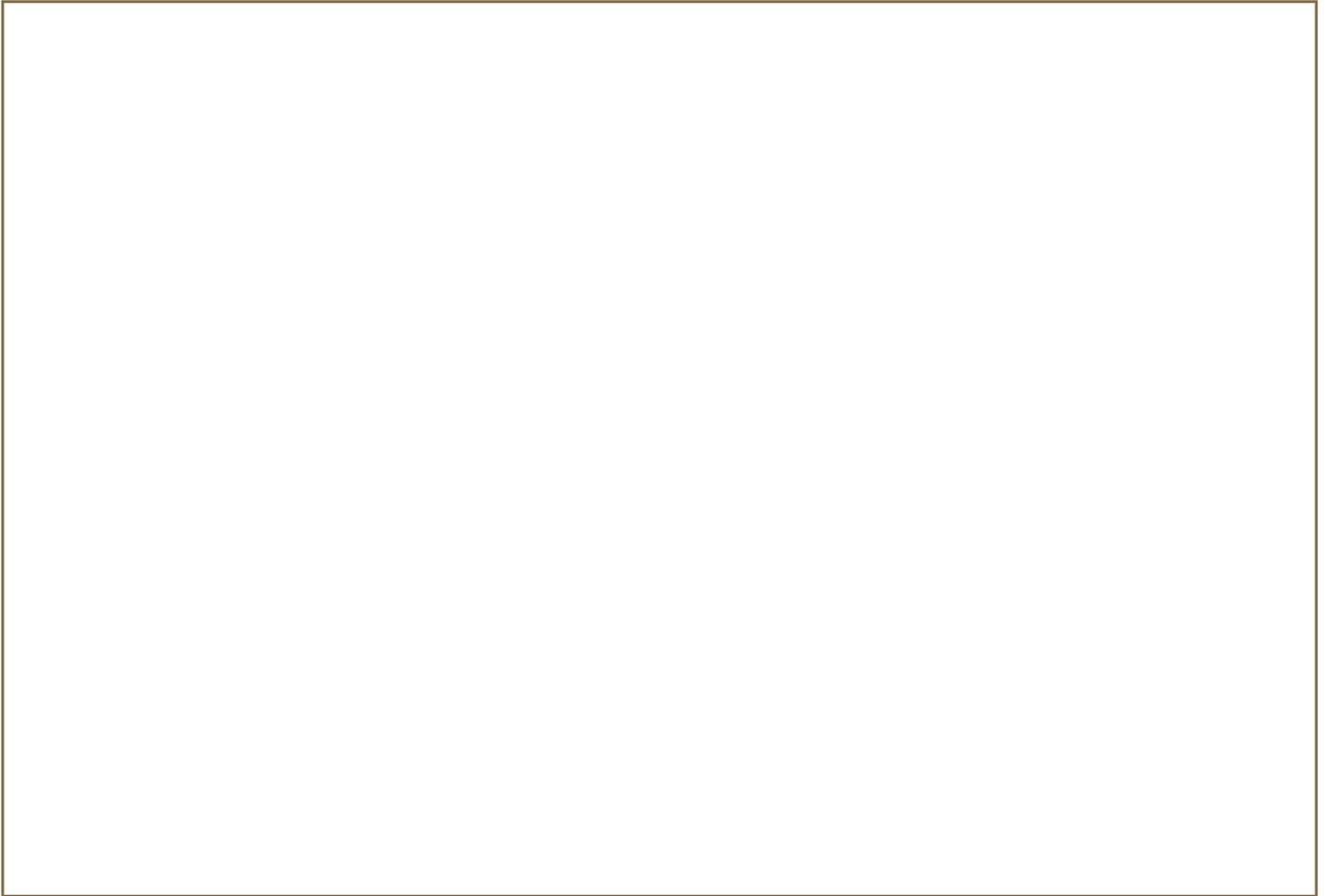
## Hybrid Map



## Terrain Map



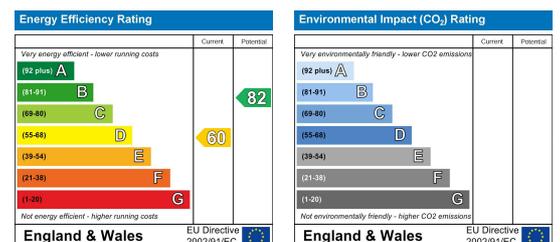
## Floor Plan



## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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