



Moorlands Road, Ridgeway, Ambergate Belper, DE56 2JB

With a stunning tiered garden including hot tub, summer house, orchard and dining patio, this large three-storey home has a driveway with parking for 5-6 vehicles, two integral garages, four double bedrooms, three reception rooms and two bathrooms. It has an EPC rating of a high C, just below a B rating, meaning it is very energy-efficient.

Located towards the end of a modern sweeping cul-de-sac, this wonderful family home was built in 2007 and has a brand new oven and hob, a new boiler fitted in 2023 and has been lovingly maintained and updated over the years.

On the ground floor there is a WC/cloakroom and doors into each of the separate integral garages. To the first floor are a living room, dining room, breakfast kitchen, utility room and a sitting room which leads through to a versatile additional space. On the second floor are four double bedrooms (one en-suite) and the family bathroom.

To the front of the home, the triple-width driveway has space for 5-6 vehicles to park. At the rear, the landscaped rear garden has several seating areas and wonderful views from the upper garden.

Ambergate is a village with an impressive heritage. It is sited at the confluence of two rivers (the Derwent and Amber) and the A6 runs alongside the river and railway line all the way up to nearby Cromford. 18 direct trains run to Derby each day and take around 17 minutes, with trains north to Matlock too. The A610 runs directly eastwards to the M1 and Nottingham. The High Peak Trail and towns of Belper, Wirksworth and Matlock are all within a 15 minute drive, with the Derbyshire Dales and Peak District on your doorstep too.

- Spectacular tiered gardens with palm trees, orchard and wild garden
- Great transport links by rail and road to Derby, Nottingham and Peaks
- Stylish home in immaculate condition throughout
- Sitting room could be fifth bedroom with dressing room or en-suite
- Modern 3 storey, 4 bedroom family home with 3 reception rooms
- Hot tub, dining patio, summer house and sheds in garden
- Energy efficient: EPC Rating 'high' C
- Driveway with parking for 5-6 vehicles and two integral garages
- New oven and hob, April 2026
- Four double bedrooms, bathroom and shower room

£460,000

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Front of the home

This impressive three storey brick-built house has a wide block paved driveway with space for up to six vehicles to park. Slate beds on each side host a range of bushes and young trees including star magnolia, hazel, palm lily and a Canadian serviceberry. Steps each side lead up to timber gates and on through to the rear garden. Wessex up-and-over doors open up to the two separate integral garages. In the centre is a covered gabled porch with wall mounted light on the right. Enter the home through the part-glazed composite front door with chrome handle, letterbox and knocker.

Entrance Hallway

The L-shaped carpeted hallway has a radiator, ceiling light fitting and space for shelving and a console table. Matching panelled doors with chrome handles lead into the Cloakroom and both garages. Stairs on the left lead up to the first floor landing.

Cloakroom

6'6" x 3'11" (2 x 1.2)

This spacious room has coat hooks and space for footwear on the left. There is a ceramic WC, wall-mounted ceramic sink with chrome mixer tap and tiled splashback. The room also has eye-catching wallpaper, a ceiling light fitting and radiator.

Garages

14'1" x 8'4" and 16'2" x 10'0" (4.3 x 2.55 and 4.95 x 3.05)

The garages have concrete floors, lighting and power points.

Stairs to first floor landing

Carpeted stairs with a banister on the right lead up to the galleried landing. There is a ceiling light fitting, radiator and a west facing window at the far end. Matching panelled doors with chrome handles open into the breakfast kitchen, living room and sitting room.

Living Room

16'2" x 10'0" (4.95 x 3.05)

The large west facing window floods the room with natural light and has views to wooded hillside through gaps between the houses opposite. The carpeted room has a radiator and ceiling light fitting. The gas fire is set upon a granite hearth and surround with wooden mantelpiece. Double glass-panelled doors open to the dining room.

Dining Room

10'2" x 8'8" (3.1 x 2.65)

The carpet flows seamlessly through into this bright room, with fully-glazed double sliding patio doors out to the rear garden. The room is carpeted and has a radiator, ceiling light fitting and space for a 4-8 seater dining table. On the left is a door into the breakfast kitchen.

Breakfast Kitchen

11'5" x 10'2" (3.5 x 3.1)

A spacious room with lots of worktop and storage space. On the right, the L-shaped worktop includes a brand new induction hob. There are a range of high and low level fitted cabinets and drawers, including an integral Electrolux dishwasher and a refrigerator. Beneath the wide triple east facing window to the rear garden is a 1.5 stainless steel sink and drainer with chrome mixer tap. At the far left end is a brand new chest height double oven.

Opposite, there is space for a dresser and/or breakfast bar. The kitchen has a tiled floor, large ceiling light fitting and a door to the utility room.

Utility Room

6'6" x 5'2" (2 x 1.6)

The tiled floor flows seamlessly through from the kitchen. Set within the worktop is an integral stainless steel sink and drainer with chrome mixer tap, with a range of high and low level cabinets. There is space and plumbing below for a washing machine and refrigerator or freezer. In the top left is a Vaillant boiler, fitted in 2023. The room also includes a radiator, ceiling light fitting and half-glazed uPVC door to the rear garden.

Sitting Room

11'3" x 8'4" (3.45 x 2.55)

Currently a combined sewing room and study, this versatile room could be a fifth bedroom, with either a dressing room or en-suite shower room in the adjacent room. This carpeted room has a west facing window, radiator and ceiling light fitting.

Study

6'2" x 4'7" (1.9 x 1.4)

Another versatile room, this is carpeted and has a window, ceiling light fitting and door to a storage cupboard.



Stairs to second floor landing

From the first floor, carpeted stairs with a banister on the right lead up to another galleried landing, where there is a ceiling light fitting and loft hatch overhead. At the far end is a radiator below the window. Matching panelled doors with chrome handles lead into the four bedrooms, family bathroom and a double airing cupboard which houses a large modern water tank.

Bathroom

8'6" x 6'4" (2.6 x 1.95)

With a separate bath and shower cubicle, this room has Twyford bathware, tiled floor, frosted double glazed window, ceiling light fitting and extractor fan. On the left, the cubicle with sliding glass doors houses a mains-fed shower with tiled surround. The bath has a corner-positioned chrome mixer tap and pull-up hand held shower attachment. The room also includes a ceramic WC, 'floating' ceramic sink with chrome mixer tap and chrome heated towel rail.

Master Bedroom

11'11" x 11'3" (3.65 x 3.45)

Situated at the rear of the home with wonderful views out over the colourful rear garden, this room has triple fitted wardrobes with lots of hanging space. The room is carpeted and has a radiator, ceiling light fitting and a door to the en-suite shower room.

En-Suite Shower Room

5'2" x 4'11" (1.6 x 1.5)

The large cubicle on the right has sliding glass doors, a tiled surround and mains-fed shower. The ceramic sink has a chrome mixer tap and there is a ceramic WC, chrome heated towel rail, frosted double glazed window, extractor fan and is carpeted. The bottom half of the walls are tiled, with the top half painted.

Bedroom Two

11'1" x 10'2" (3.4 x 3.1)

A double bedroom at the front of the home, this room has panoramic views over rooftops to wooded hilly countryside. The carpeted room has a double fitted wardrobe, radiator and ceiling light fitting.

Bedroom Three

10'4" x 8'6" (3.15 x 2.6)

Another double at the front of the home with similar fantastic rooms, this bedroom is carpeted and has a ceiling light fitting and radiator.

Bedroom Four

11'9" x 7'6" (3.6 x 2.3)

At the rear of the home, this carpeted double bedroom is currently set up as a spacious single bedroom with great views of the rear garden. This room also has a radiator and ceiling light fitting.

Rear Garden

The wonderful rear garden is a gardener's dream! Landscaped and then lovingly developed and maintained over many years, this tiered garden has several areas in which to potter, sit, relax and dine - with amazing panoramic views from the upper garden in particular.

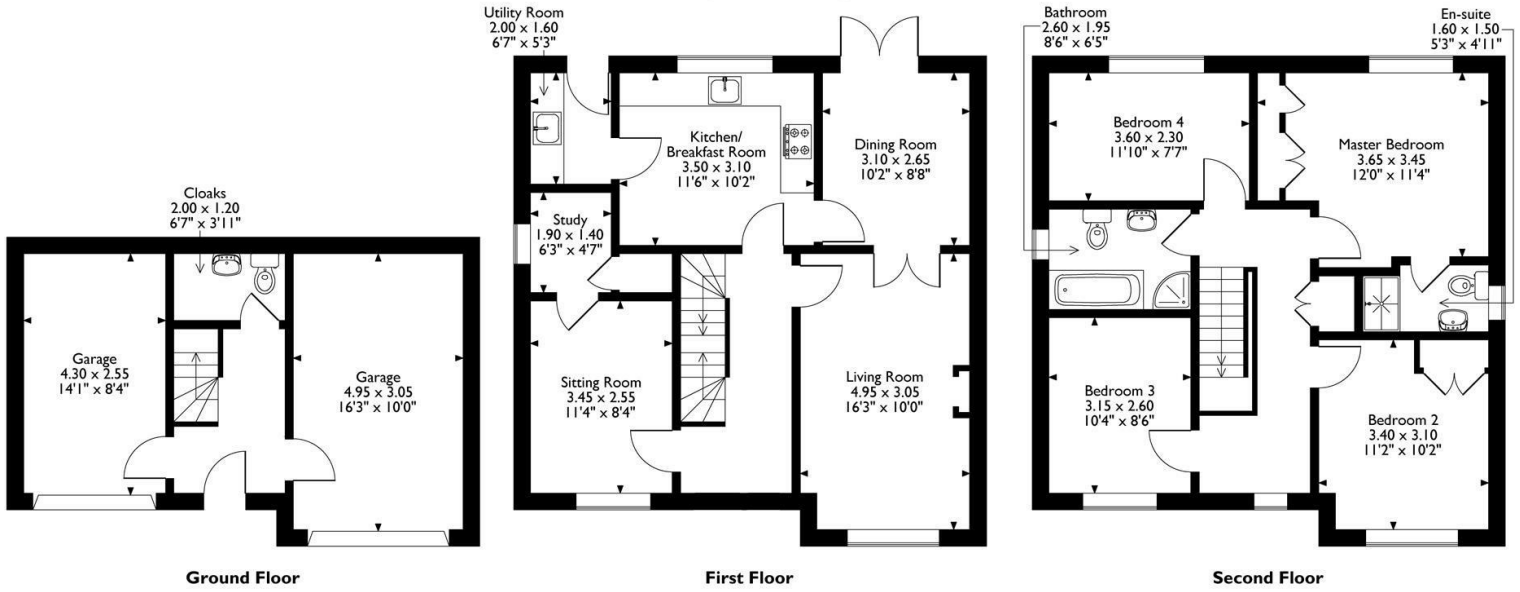
Entering from the dining room, utility room or either of the series of steps on each side of the home, you alight upon the large dining patio. There is a large 6-8 person hot tub, space for seating and dining, a wall-mounted tap and light and a hand-wound canopy providing shade. There are two steps up to the slate bed with space here for seating and planters - it is the first of many tiered flower beds, packed with a range of diverse colourful plants and flowers. It was here that we first noticed that the only sound we could hear was the chattering of birdsong.

Steps meander between three palm lily trees and a weeping willow up to a decked area, with sheds and plenty of space to sit, dine and sunbathe. Two sets of steps then continue up through an orchard to a summer house and wild garden area. Views from the top provide incredible views of the surrounding countryside - and a gate opens to the bridleway beyond the rear garden.

N.B. New EPC pending



47 Moorlands Road
Approximate Gross Internal Area
159 Sq M / 1711 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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