



## 6A Newbridge Road, Ambergate, Belper, DE56 2GR

**£275,000**



An immaculately presented modern semi detached home, situated in the sought after village of Ambergate, enjoying stunning countryside views. Offering two double bedroom accommodation with a driveway, garage and generous garden. Contents are available through separate negotiation. Viewing is strongly recommended.



# 6A Newbridge Road, Ambergate, Belper, DE56 2GR

£275,000



Offered with vacant possession/ no chain. The welcoming accommodation comprises an entrance hallway, fitted kitchen with pantry and open plan lounge diner with French doors opening onto a decked seating area, perfect for alfresco dining. To the first floor there are two double bedrooms and a family bathroom. There is a useful side porch and utility store to the lower ground floor.

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

To the front of the property is a double driveway providing off road parking and access to the detached garage. Steps lead to the front door and extend to the side, allowing access to the rear tiered garden with a gravel seating area, integral store/ laundry room and productive raised beds to grow your own produce. The garden enjoys open views and a westerly aspect to capture the sunsets.

Ambergate is a sought after village being surrounded by countryside with many riverside and woodland trails. There is an excellent village primary school, railway station, country pubs (under going refurbishment) restaurants, fuel station and convenience store. Having excellent road links ie A610, A38 and M1 to Derby and Nottingham, whilst, the A6 provides the gateway to the stunning Peak District.

## ACCOMMODATION

A half glazed UPVC entrance door allows access.

## ENTRANCE HALLWAY

Having oak effect Karndean flooring, radiator, smoke detector, UPVC double glazed window to the side and stairs climb to the first floor.

## LOUNGE DINER

19'8 x 11'1 max measurements (5.99m x 3.38m max measurements)

A naturally light room with dual aspect windows.

## DINING AREA

10'11 x 7'8 (3.33m x 2.34m )

Having matching Karndean flooring, radiator and a UPVC double glazed window to the front. Open into :

## LOUNGE

12'2 x 9'8 (3.71m x 2.95m )

Having a vertical radiator, TV aerial point, carpet flooring and UPVC French doors enjoy stunning views over the village and provide access to the elevated decked seating area.

## KITCHEN

12'3 x 7'4 (3.73m x 2.24m )

Well equipped with a range of oak effect base cupboards, drawers and eye level units with marble effect work surface over, incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, ceramic hob, extractor hood, dishwasher and an under counter fridge. There is ceramic tiled flooring, UPVC double glazed window to the rear enjoying open views, under plinth lighting, radiator and a useful under stairs pantry with electrical installation and UPVC window. A wall mounted combi boiler serves the domestic hot water and central heating system.

## TO THE FIRST FLOOR

## LANDING

Having a UPVC double glazed window to the side elevation over looking the Derwent valley, smoke detector and access to the part boarded roof void with light.

## BEDROOM ONE

17'5 x 9'5 (5.31m x 2.87m)

There is a UPVC double glazed window to the front elevation fitted with vertical blinds and a radiator.

## BEDROOM TWO

9'9 x 9'1 (2.97m x 2.77m)

Having a radiator and a UPVC double glazed picture window to the rear elevation enjoying stunning open views over the Derwent Valley.

## BATHROOM

Appointed with a three piece suite comprising a 'P' shaped panelled bath with a thermostatic shower and glazed screen, wall mounted wash hand basin and a low flush WC. Complementary wall tiling, ceramic tiled flooring, inset spot lights, vertical radiator and a UPVC double glazed window to the rear elevation.

## OUTSIDE

To the front of the property is a double block paved driveway providing ample car parking and leading to a detached garage. Steps and a pathway lead to the property with outside lighting and access to the side porch.

## GARAGE

14' x 8' (4.27m x 2.44m)

There is an up and over door,,

## PORCH

14' x 3' (4.27m x 0.91m)

## GARDEN

The rear garden enjoys a westerly aspect and is tiered with a paved area having an external light and access to the utility room which provides storage and has plumbing. Off the lounge is an elevated decked seating area, perfect for alfresco dining and enjoying the stunning views. The garden has raised beds with a vegetable plot, fruit bushes and a lawned area to the bottom.

## UTILITY STORE

7'7 x 7' (2.31m x 2.13m)

Having light, power, plumbing for a washing machine and storage facility.



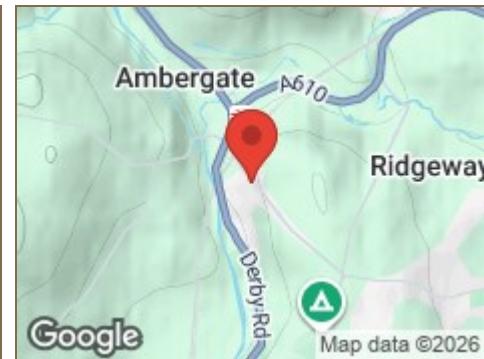
## Road Map



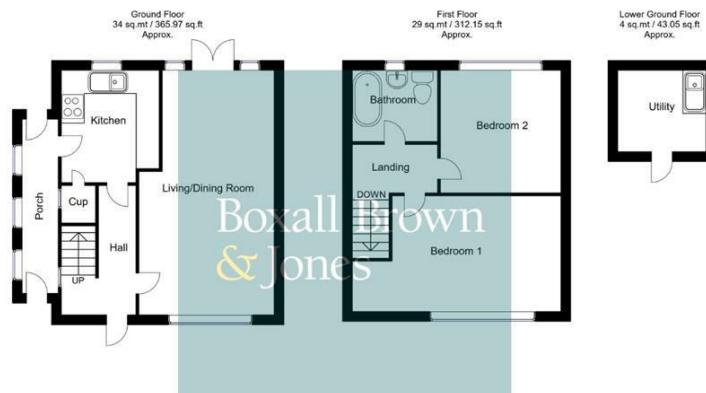
## Hybrid Map



## Terrain Map



## Floor Plan

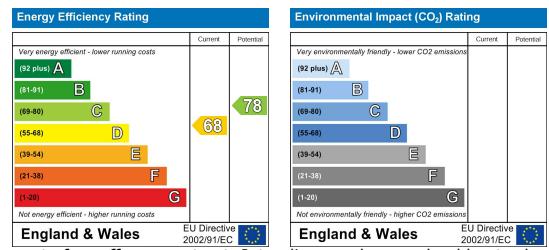


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
sales@boxallbrownandjones.co.uk

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
belper@boxallbrownandjones.co.uk