



Crich Lane  
Ridgeway, Ambergate Belper



## Property Description

Having lived there for 14 years the current owners have maintained and cared for their home superbly. The fixtures and fittings are high quality whilst the décor and finish are equally as excellent with a high level of attention to detail. The modern and neutral colours used through-out give the house a timeless feel and is a credit to their ownership.

As you enter the property, you are welcomed into the hallway, which provides access to a convenient guest WC. From here, you move through to the generous living room, complete with a charming log burner that creates a cosy atmosphere. Sliding doors open out to the rear garden, offering lovely views and plenty of natural light. The modern fitted kitchen features ample cabinetry and worktop space, along with a useful breakfast bar and high standard integrated appliances, making it both practical and stylish. To the first floor, there are two well-proportioned double bedrooms and a single bedroom. The accommodation is completed by a contemporary bathroom, fitted with a bath and overhead shower.

Externally, the property offers a driveway to the front, along with an integral garage providing plenty of storage space, power and light. To the rear, is a stunning multi-level garden, thoughtfully established over the past 14 years by the current owners. This beautiful space enjoys superb views and includes a shed, log store, gazebo, two ponds with a stream, a two-tier deck, and a boardwalk-creating a truly unique outdoor retreat.

## Entrance Hall

Welcoming entrance hall with doors to both the WC and living room as well as a radiator.

## Cloakroom

Downstairs WC with hand wash basin.

## Living Room

UPVC double glazed window to the front, log burner, two ceiling fans, radiator and sliding doors on to the garden.

## Kitchen

Modern fitted, wall base and drawer units with work surfaces and inset sink drainer with mixer tap, integrated fridge, freezer, oven, induction hob and washing machine and built in breakfast bar. UPVC double glazed window to the rear, radiator and UPVC external door to the side.

## Landing

Access to all three bedrooms, bathroom, airing cupboard and UPVC double glazed window to the side.

## Bedroom One

UPVC double glazed window to the rear, radiator and ceiling fan.

## Bedroom Two

UPVC double glazed window to the front, radiator and ceiling fan.

## Bedroom Three

UPVC double glazed window to the front, loft access and radiator.

## Bathroom

Inclusive of bath with overhead shower, WC, hand wash basin, UPVC double glazed window to the side and rear and radiator.

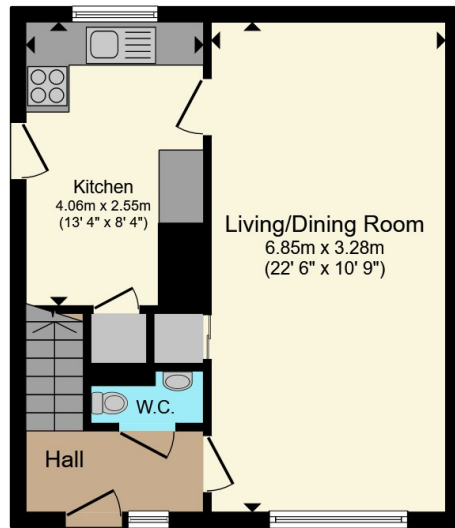
## Outside

To the front of the property is a driveway, along with an integral garage providing plenty of storage space, power and light. To the rear, is a stunning multi-level garden with views and includes a shed, log store, gazebo, two ponds with a stream, a two-tier deck and a boardwalk.

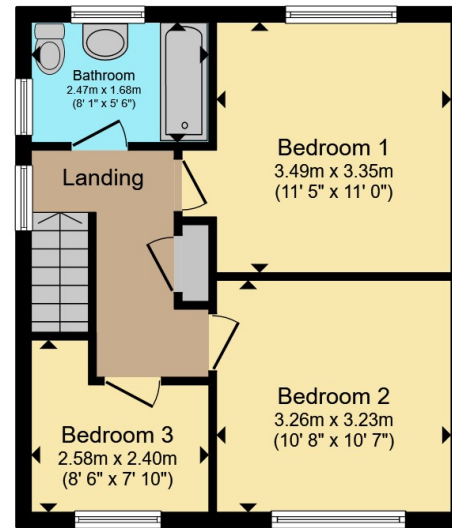




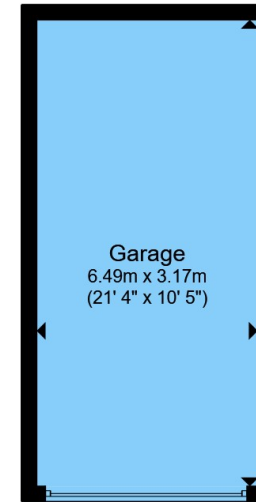




**Ground Floor**



**First Floor**



**Garage**

Total floor area 99.5 m<sup>2</sup> (1,071 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: C

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Tenure: Freehold



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