



Smartmove Homes

Sales, Lettings and New Homes

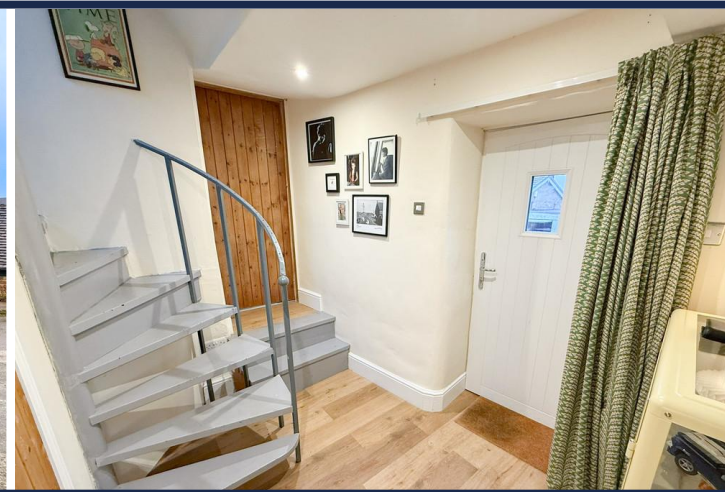


Newbridge Road | Ambergate | Belper | DE56 2GR

- SMARTMOVE HOMES are delighted to bring to the market this excellent extended property in Ambergate within walking distance to local amenities, public houses and Ambergate Train station. This property briefly comprises of an open hallway with feature curved staircase, breakfast kitchen with centre island and bay window, generous living room, snug/bedroom with ensuite and utility to the ground floor. To the first floor landing there are a further two double bedrooms and a modern bathroom suite. Outside there is a enclosed wrap around garden with raised terrace which has panoramic views of Derbyshire countryside and off road parking to the rear.

Offers Over £330,000

- LIMITED TIME TO PURCHASE
- 1770 EXTENDED STONE COTTAGE
- OFF ROAD PARKING
- PANORAMIC COUNTRYSIDE VIEWS
- MULTIPLE RECEPTION ROOMS



Property Description

- RARE OPPORTUNITY TO ACQUIRE THIS BEAUTIFUL 1770 STONE BUILT SEMI DETACHED COTTAGE OVER FLOWING WITH CHARACTER, HAS THE BONUS OF OFF ROAD PARKING AND HAS OPEN COUNTRYSIDE VIEWS FROM EVERY WINDOW - SMARTMOVE HOMES are delighted to bring to the market this excellent extended property in Ambergate within walking distance to local amenities, public houses and Ambergate Train station. This property briefly comprises of an open hallway with feature curved staircase, breakfast kitchen with centre island and bay window, generous living room, snug/bedroom with ensuite and utility to the ground floor. To the first floor landing there are a further two double bedrooms and a modern bathroom suite. Outside there is a enclosed wrap around garden with raised terrace which has panoramic views of Derbyshire countryside and off road parking to the rear. To book a viewing please contact SMARTMOVE HOMES as soon as possible.

GROUND FLOOR

LIVING ROOM

Composite door and two sash windows to the front elevation, LVT floor with underfloor heating, stairs leading to the first floor landing with under stairs storage, dual fuel burning stove, exposed wooden beams and access to another storage cupboard.

BREAKFAST KITCHEN/DINER

Modern fitted kitchen with matching wall and base units. solid wood work surface, space and connection for a smeg range cooker with extractor fan over, space for an American style fridge freezer, centre island with built in storage and solid wood worktops. Sash bay window to the front elevation over looking the countryside, LVT floor with underfloor heating, dual fuel burning stove, spotlights and exposed wooden beams.

UTILITY AREA

Utility room with window to the side elevation, wall and base units, solid wood work surface with inset ceramic sink and space and plumbing for a dishwasher.

BEDROOM THREE/SNUG

French doors and sash window to the front elevation, slimline floor to ceiling window to the side elevation, LVT floor, central heating radiator and access to a storage cupboard which has space and plumbing for a wash machine, power and lighting.

ENSUITE WET ROOM

Three piece shower room comprising of a walk in double shower with mains fed shower over, WC and wall mounted wash basin. Obscure sash window to the side elevation, heated towel rail, fully Tiled walls and floor, spotlights and extractor fan.

FIRST FLOOR

FIRST FLOOR LANDING

Composite door to the rear elevation which gives access to the off road parking and central heating radiator.

MASTER BEDROOM

Large double bedroom with a sash window to the front elevation, two skylights aiming towards the countryside views, loft space and a central heating radiator.

BEDROOM TWO

Double bedroom with a sash window to the front elevation, Laminate floor and a central heating radiator.

BATHROOM

Modern three piece bathroom suite comprising of a fitted bath with mains fed shower over, WC and wash basin.

Sash window to the front elevation, fully tiled splash backs, cupboard housing the combi boiler system, heated towel rail, spotlights, LVT floor and extractor fan.

OUTSIDE

OFF ROAD PARKING

Off road parking for one car to the rear on a concrete drive.

TERRACE GARDEN

To the front there is an artificial laid lawn with planted borders, patio seating area over looking countryside views, steps up to an additional seating area with a wooden storage cupboard and stone wall surround. There is then iron stairs leading up onto an elevated garden terrace with stunning countryside views which has a Perspex and steel surround, artificial laid lawn, outdoor power, lighting and water tap.

OTHER INFORMATION

EPC: D

TENURE: FREEHOLD







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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