



Banks Close
Ambergate Belper

Banks Close Ambergate Belper DE56 2GZ

for sale
£260,000



Property Description

Built in 2024 and still under NHBC warranty, this stunning three-bedroom home enjoys breathtaking views to the rear and has been beautifully finished throughout, offering truly turn-key accommodation. Ideally situated on the sought-after Banks Close, which is a small, friendly community of nine houses, the property is within easy reach of local shops, schools and excellent transport links. The accommodation comprises an inviting entrance hallway with a ground floor WC, a versatile front reception room currently used as a dining room, and an outstanding living kitchen to the rear where the spectacular views can be fully appreciated. Enhanced by a charming log-burning stove, this fantastic space is perfect for both cosy winter evenings and entertaining during the warmer months. The first floor offers two generous double bedrooms, including a principal bedroom with en-suite shower room, alongside a stylish family bathroom, while the second floor is dedicated to a spacious third double bedroom. Externally, the property benefits from driveway parking for two vehicles, gated side access and useful storage space, whilst the beautifully landscaped rear garden features an elevated patio area perfectly positioned to enjoy the stunning open views, a lawned garden with newly planted borders, and fenced boundaries. A viewing is essential to fully appreciate the exceptional standard, enviable location and remarkable views this wonderful home has to offer.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Welcoming entrance hall with doors leading to the downstairs cloakroom, dining room and kitchen/ living room as well as stairs to the first floor landing and a radiator.

Groundfloor Wc

UPVC double glazed frosted window to the front, WC, hand wash basin and radiator.

Dining Room

UPVC double glazed window to the front and radiator.

Kitchen/ Living Room

Open plan space with modern fitted kitchen and living space. The kitchen hosts a range of wall, base and drawer units with work surfaces, breakfast bar space, integrated fridge and freezer, integrated dishwasher, oven, hob and extractor fan as well as a UPVC double glazed window to the rear. The living space consists of a log burner and UPVC double glazed French doors to the rear.

First Floor Landing

Access to both bedrooms and the family bathroom as well as a storage cupboard, radiator and stairs to the bedroom on the second floor.

Bedroom One

Double bedroom with UPVC double glazed window to the rear, radiator and access to it's own En-suite shower room.

En-Suite

Accessed off bedroom one, inclusive of a double walk in shower, WC, hand wash basin, heated towel rail and UPVC double glazed frosted window to the rear.

Bedroom Two

Double bedroom with UPVC double glazed window to the front and radiator.

Bathroom

Family bathroom, inclusive of bath with overhead shower and glass shower screen, WC, hand wash basin, heated towel rail and UPVC double glazed frosted window to the front.

Second Floor Landing

Access to the third bedroom and storage cupboard too.

Bedroom Three

Double bedroom with two Velux windows and radiator.

Outside

To the front of the property is a driveway with parking for two cars, gated side access and storage space. The rear further benefits from a landscaped garden with an elevated patio seating area, steps down onto the lawn flower beds on both sides and fenced boundaries.

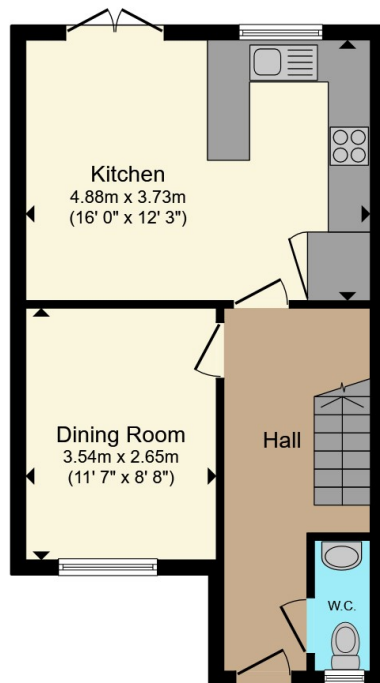
Service Charge

£347 covers six months service charge.

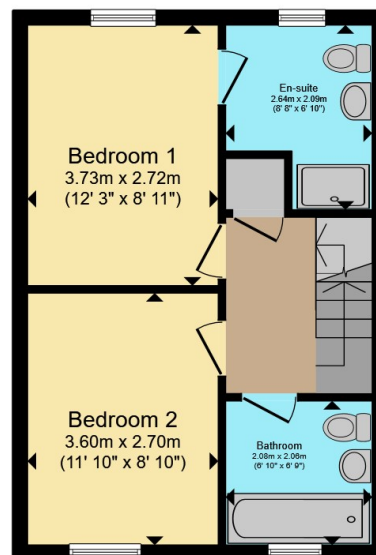




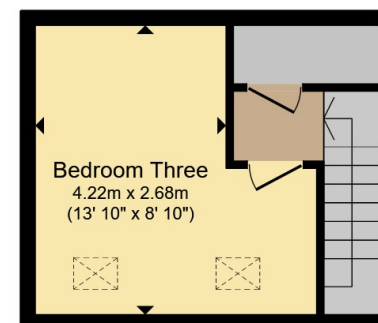




Ground Floor



First Floor



Second Floor

Total floor area 96.5 m² (1,039 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Hall & Benson on

T 01773 824232
E belper@hallandbenson.co.uk

2a King Street
BELPER DE56 1PS

EPC Rating: B Council Tax
Band: B

view this property online hallandbenson.co.uk/Property/BPR102568

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BPR102568 - 0003