Home 2 Sell

Quality Service For Less



12 Newbridge Road

Ambergate, Belper, DE56 2GR

£450,000

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Home2sell are delighted to offer for sale this three bedroomed family home being a beautifully decorated and presented throughout . The property stands in an prominent elevated position in Ambergate and offers beautiful panoramic views across the Derwent Valley. Accommodation comprising in brief; Entrance hall, lounge, open plan fitted dining kitchen and bedroom three. To the first floor landing two well proportioned bedrooms and a family bathroom having a three piece suite. Outside, to the front a tarmacadam driveway provides ample parking for three vehicles. A special feature of the sale is the most impressive rear garden which enjoys the finest of panoramic views that can only be truly appreciated when viewed. Having a composite decking terrace immediately to the rear with glazed railing and steps down to the tiered seating area having covered terrace and bar. Further steps with raised flowering beds with a varied and most interesting section of plants and shrubs with and lawn areas having a further planted border. There is a wooden cabin designed for a hot tub enjoying a fine view and gated access to a secure parking area and outside WC. Additional under house storage/workshop. Viewing Essential.





Entrance Hall
13'9" x 5'11" (4.20m x 1.81m)
The property is entered via a composite door with PVCu double glazed opaque glazed side window, central heating radiator, wood grain effect flooring and recessed ceiling lighting. Having staircase off to the first floor landing.

Dining Kitchen
26'0" x 8'10" (7.95m x 2.70m)
This impressively proportioned room has a range of base wall and matching drawer units with a wood effect roll top work surfaces incorporating a ceramic sink drainer unit with a chrome swan neck mixer tap, integrated electric fan assisted oven with four ring induction hob with stainless steel extractor canopy over. Integrated automatic washing machine/dryer, integrated fridge freezer and integrated dishwasher. Cupboard housing the Worcester gas combination boiler which services the domestic hot water hot and central heating system. Having two PVCu double glazed windows to the rear elevation enjoying the fine aspect and views, PVCu door to the rear access. Having recessed ceiling lighting wood grain effect flooring and central heating radiator.

Lounge
13'11" x 12'9" (4.25m x 3.90m)
Being open plan from the dining area having a double glazed wooden window to the front elevation, central heating radiator, recessed and ceiling lighting.

Bedroom Three
13'9" x 9'11" (4.20m x 3.03m)
Having a wooden double glazed window to the front elevation, central heating radiator and ceiling light.

To the first floor landing
Recessed ceiling lighting and access to the loft void.

Bedroom One
11'7" reducing 9'1" x 14'7" (3.54m reducing 2.78m x 4.46m)
Having a PVCu double glazed window to the rear elevation enjoying the fine aspect and panoramic views, fitted wardrobes, recessed ceiling lighting, central heating radiator and ceiling light.

Bedroom Two
11'3" extending 14'7" x 9'10" reducing 7'0" (3.45m extending 4.47m x 3.02m reducing 2.14m)
Having a PVCu double glazed window to the rear elevation enjoying the fine aspect and panoramic views. Split aspect air-conditioning unit wall mounted and recessed ceiling lighting.

Family Bathroom
Having a fitted three piece suite comprising of a close coupe WC, pedestal hand wash basin and a P shaped bath with paneled side having a shower over. Complimentary wall tiling, chrome ladder style heated towel rail, wood grain effect flooring recessed ceiling lighting and a PVCu double glazed opaque window.

Outside
Outside, to the front a tarmacadam driveway provides ample parking for three vehicles. A special feature of the sale is the most impressive rear garden which enjoys the finest of panoramic views that can only be truly appreciated when viewed. Having a composite decking terrace immediately to the rear with glazed railing and steps down to the tiered seating area having covered terrace and bar.

Further steps with raised flowering beds with a varied and most interesting section of plants and shrubs with and lawn areas having a further planted border. There is a wooden cabin designed for a hot tub enjoying a fine view, timber garden shed and gated access to a secure parking area and outside WC.

WC

Having a close couple WC with hand wash basin. PVCu door and PVCu double glazed opaque window. Recessed ceiling lighting and mosaic style flooring.

Area

The village of Ambergate is highly convenient. It is approximately one mile from Crich, famous for the tramway museum and is convenient for Belper (four miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east), and Junction 26 of the M1 motorway (thirteen miles away).
Junction 28 of the M1 is conveniently placed approximately seven miles away. There is fast access onto the A38 for Derby city centre (twelve miles to the south) which offers a comprehensive range of amenities. The nearby open countryside with the River Derwent offers some spectacular scenery and delightful country walks. The famous market town of Ashbourne, known as the gateway to Dovedale and the Peak District National Park lies approximately ten miles to the west.

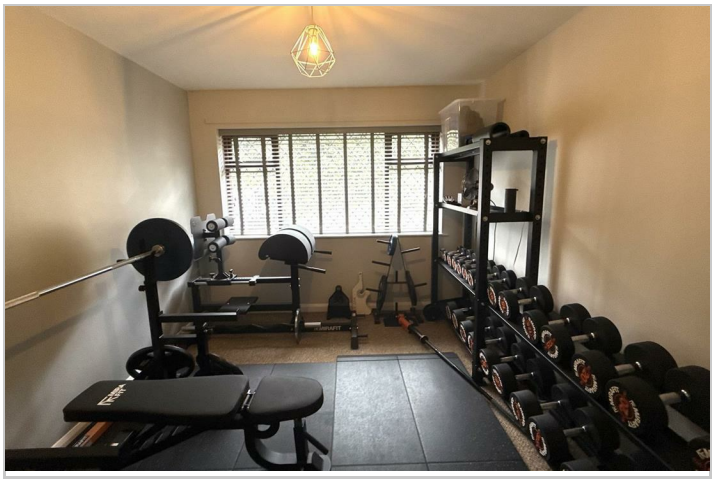
Directional Note

From our Belper branch of Home2sell proceed to the Morrison's island turning right towards Matlock along the A6 north, leaving Belper and through into the village of Ambergate, eventually taking a right hand turn onto Newbridge Road, where the property can be found on the right hand side, clearly identified by our distinctive Home2sell For Sale Board.









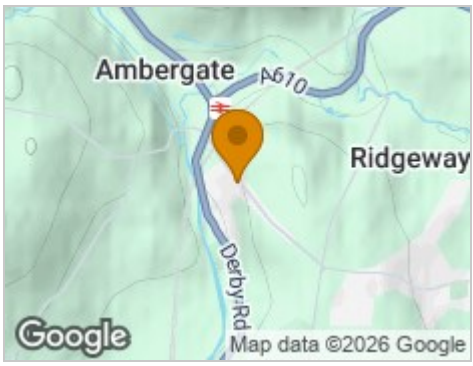
Road Map



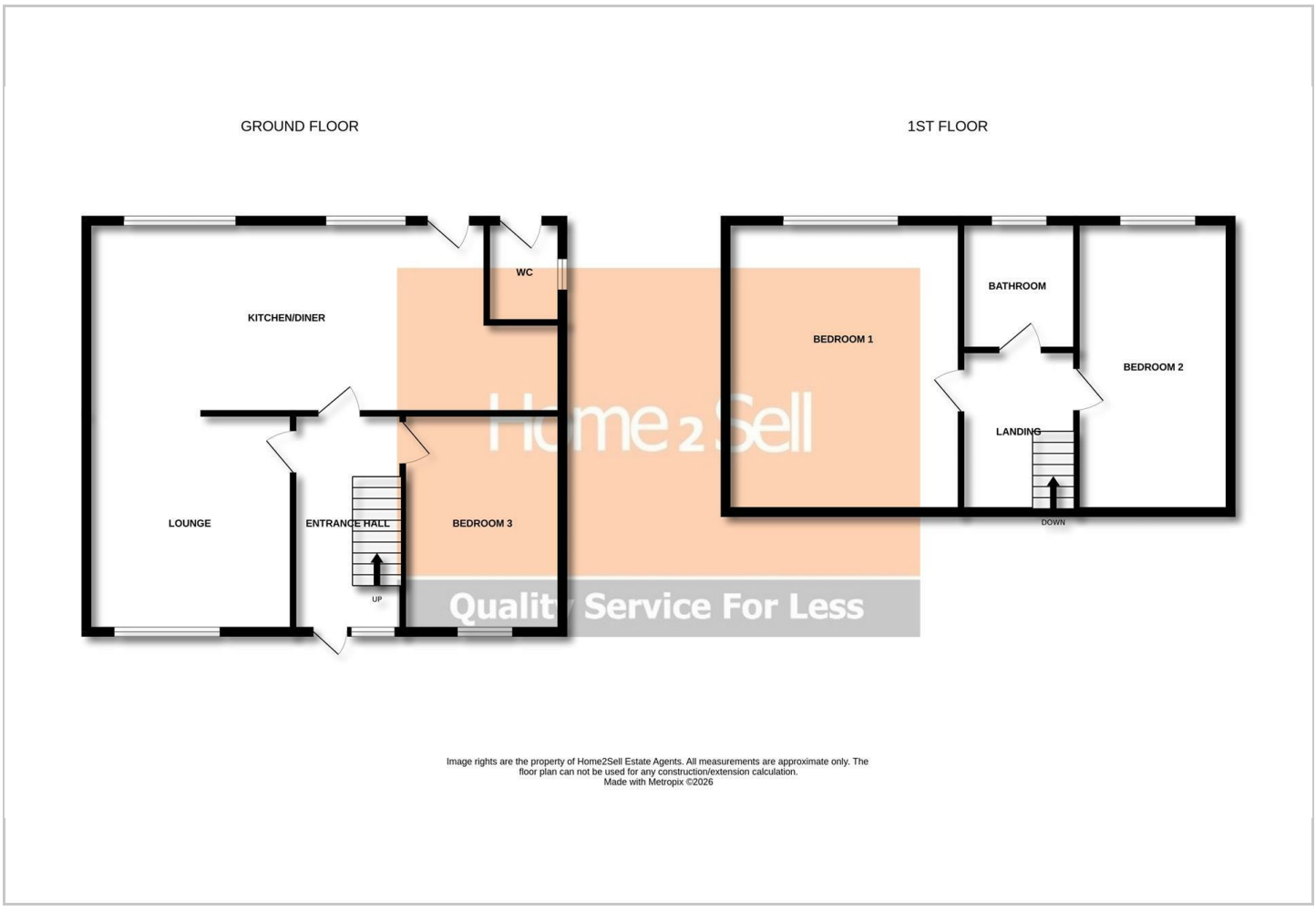
Hybrid Map



Terrain Map



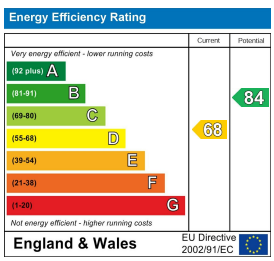
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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