



3 Bed House - Semi-Detached

1B Drovers Way, Ambergate, Belper DE56 2EZ

Price £299,950 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Attractive Stone Built Semi-Detached Home – Ideal for Family/Couple
- Nicely Tucked Away – Pleasant Non-Estate Position
- Lounge with French Doors To Garden
- Kitchen Diner with Built-in Appliances
- Utility Room & Cloakroom
- Three Bedrooms
- En-suite & Family Bathroom
- Landscaped Garden with Shed
- Generous Driveway – Easy Car Parking
- Easy Access to Belper, Matlock, Crich & A6, A38

We are delighted to offer to the market this stone 2023 built three bedroom, en-suite semi-detached house enjoying a pleasant non-estate position. Easy Access to Belper, Matlock, Crich & A6, A38.

Special Note – The property has planning permission for a loft conversion 2026 – Amber Valley
Reference: AVA/2026/0021

The Location

Located in less than a 2-mile drive is Ambergate Railway Station which provides services to destinations such as Matlock, Nottingham and Derby. Ripley Hospital, Giltbrook Shopping Park and Bullbridge Recreation Ground are all less than a 30-minute drive away.

Belper 3 miles, Matlock 8 miles, Derby 14 miles, Nottingham 18 miles, Sheffield 33 miles

A38 4 miles, M1 (Junction 28) 9 miles

Accommodation

Ground Floor

Entrance Hall

19'6" x 6'7" (5.96 x 2.03)

With entrance door with inset window, attractive panelling to walls, herringbone style flooring, radiator and staircase leading to first floor.



Storage Cupboard

5'10" x 2'6" (1.80 x 0.78)

Providing storage with light and oak veneer door.

Cloakroom

6'0" x 3'6" (1.85 x 1.07)

With low level WC, circular wash basin with chrome fittings with fitted base cupboard underneath, tiled effect flooring, radiator, spotlights to ceiling, extractor fan and internal oak veneer door.



Lounge

17'10" x 11'6" (5.44 x 3.51)

With two radiators, double glazed window with fitted blind to rear, double glazed French doors opening onto Indian stone paved patio and rear garden and internal oak veneer.



Kitchen Diner

13'1" x 10'5" (3.99 x 3.18)

With one and a half stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, built-in five ring gas hob with stainless steel extractor hood over, built-in electric fan assisted oven, integrated fridge/freezer, dishwasher, tiled effect flooring, radiator, spotlights to ceiling, double glazed window to front with fitted blind and internal oak veneer door.



Utility Room

6'6" x 6'0" (2.00 x 1.85)

With single stainless steel sink unit with mixer tap, wall and base fitted units with matching worktops, plumbing for automatic washing machine, tiled effect flooring, radiator, central heating boiler, internal oak veneer door and side access door with inset window.



First Floor Landing

9'11" x 6'9" (3.03 x 2.08)

With radiator, built-in cupboard with shelving and access to roof space.



Bedroom One

13'11" x 11'1" (4.26 x 3.39)

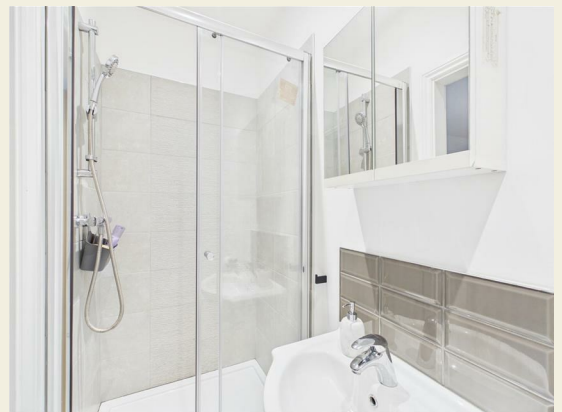
With radiator, double glazed window to rear with fitted blind and internal oak veneer door.



En-Suite

8'5" x 3'2" (2.59 x 0.99)

With double shower cubicle with chrome fittings including shower, fitted wash basin with fitted base cupboard underneath, low level WC, tiled effect floor, tile splashbacks, wall mounted mirrored bathroom cabinet, radiator, spotlights to ceiling, extractor fan and internal oak veneer door.



Bedroom Two

13'1" x 10'5" (4.01 x 3.18)

With radiator, double glazed window to front with fitted blind and internal oak veneer door.



Bedroom Three

7'10" x 6'9" (2.39 x 2.08)

With radiator, double glazed window to front with fitted blind and internal oak veneer door.



Family Bathroom

10'4" x 6'5" (3.17 x 1.98)

With bath with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, separate shower cubicle with chrome fittings including shower, tile splashbacks, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window to side with fitted blind and internal oak veneer door.



Roof Space

Accessed via a roof ladder, insulated and boards full storage.

Garden

There is a private, non-overlooked, rear garden. The garden has been designed for low maintenance in mind with Indian stone paved patio, raised beds with sleepers and built-in seat and artificial all-weather lawn. Timber shed. Children's play castle with artificial lawn. Side access with Indian stone paving and gate.

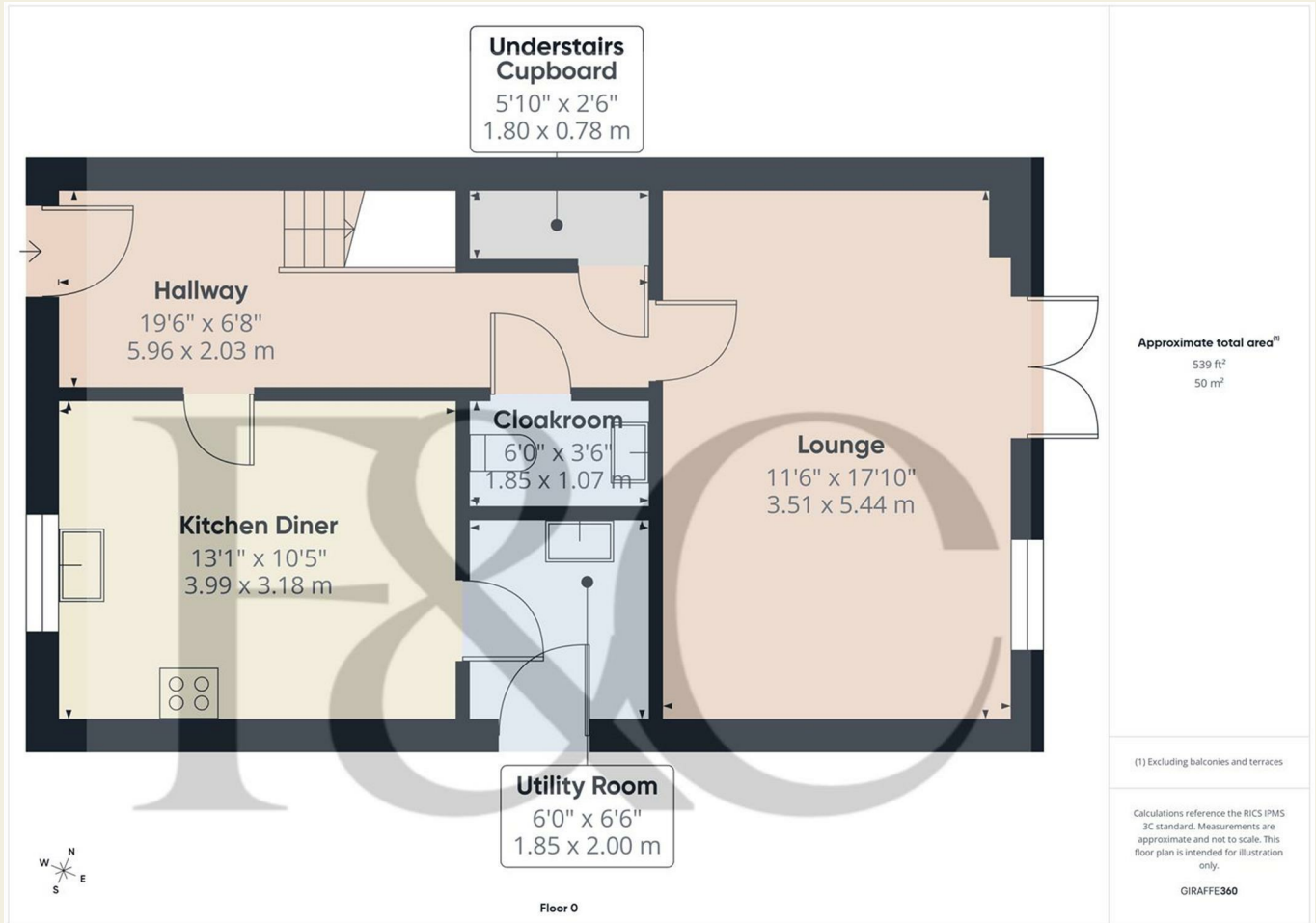


Driveway

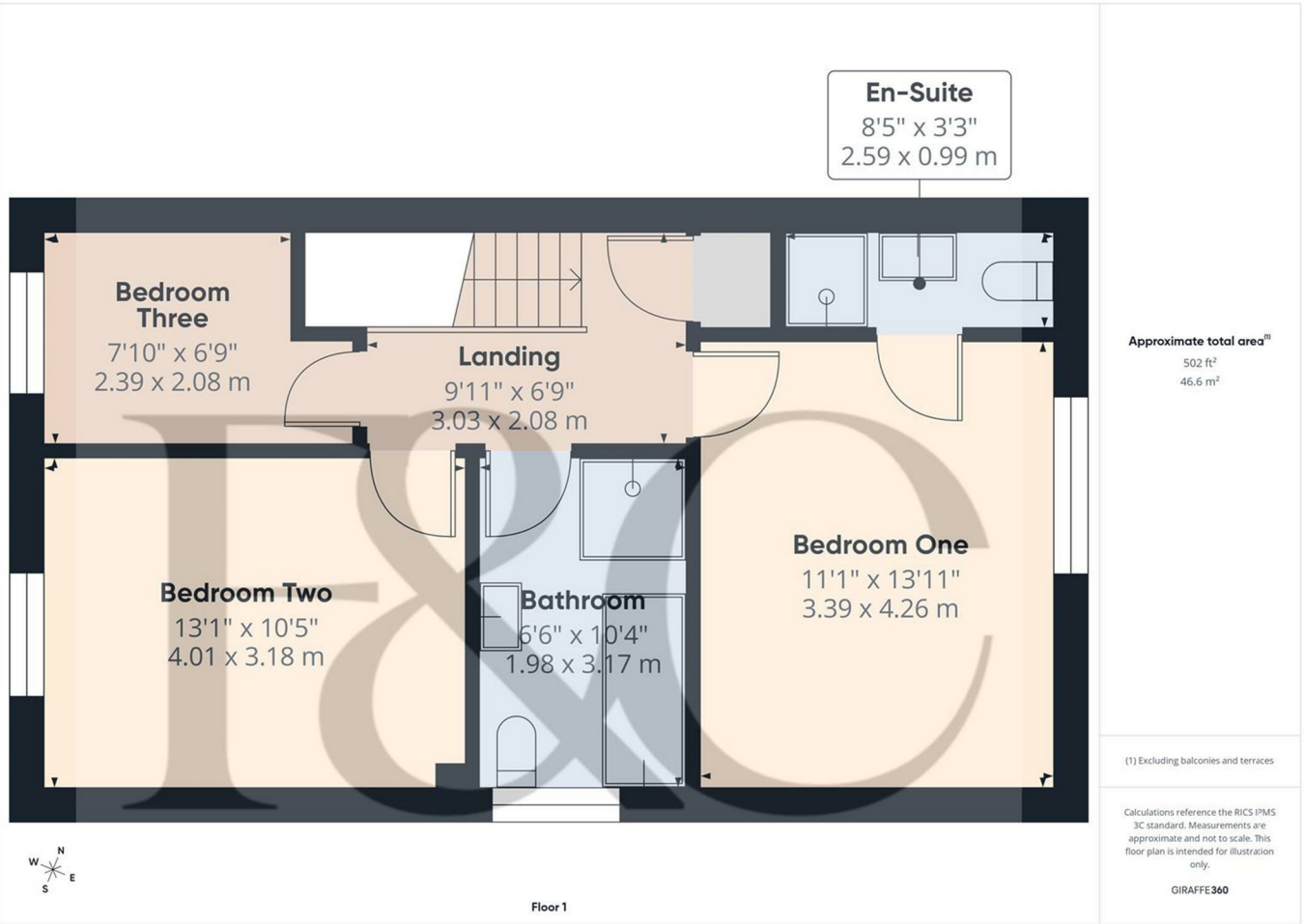
A gravelled, double width driveway provides car standing spaces for four/five cars.

Council Tax Band - C

Amber Valley



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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