

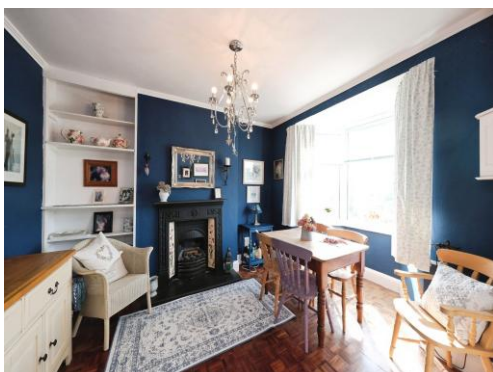


Wesley Road
Ambergate Belper

burchell
edwards

Wesley Road Ambergate Belper DE56 2GT

for sale guide price
£325,000



Property Description

**** GUIDE PRICE £325,000 - £335,000 **** Situated on a quiet elevated plot and benefitting from gorgeous countryside views is this beautiful well maintained detached property. The accommodation has well established gardens to the front and back and internally comprises, a bespoke dining kitchen, inner hallway, two reception rooms with panoramic countryside views, bedroom with a shower and a ground floor W.C. To the first floor there are two double bedrooms and a study. Externally there is tiered garden with mature flowers, trees, bushes and shrubs with multiple paved seating areas to enjoy. Viewings are strongly recommended for this home to be truly appreciated.

Kitchen

The property is accessed via a side composite entrance door directly into the kitchen with UPVC double glazed opaque window to the side elevation. Having a bespoke fitted kitchen with ceramic sink with mixer tap over, granite work surfaces, feature exposed brick chimney breast with inset Rayburn creating a stunning focal point, latch door to useful under stairs store, plumbing and space for automatic washing machine, space for under counter fridge, space for fridge freezer, vinyl flooring, rooflight and further UPVC double glazed window to the side elevation, open access to:

Inner Hallway

Having stairs off to the first floor, doors off leading to cloak room, living room and ground floor bedroom.

Cloakroom/ WC

A good sized cloak room previously had a three quarter bath so potential to add a separate shower cubicle if required, having pedestal wash hand basin, low level wc, UPVC double glazed opaque window to the side elevation, column central heating radiator.

Living Room

Having UPVC double glazed bay window to the front elevation giving beautiful countryside views, feature exposed brick chimney breast with log burning stove, central heating radiator, picture rail to the walls, coving to the ceiling, door opening to: -

Dining Room

Having UPVC double glazed bay window to the front elevation again benefitting from the stunning countryside views, gas fireplace with cast iron surround, central heating radiator, feature parquet flooring.

Bedroom One

Having two UPVC double glazed dual aspect windows to the rear and side elevations, central heating radiator, shower cubicle with mains fed shower.

First Floor Landing

Having rooflight to the side elevation, eves storage, central heating radiator, doors off to bedrooms and study.

Bedroom Two

Having UPVC double glazed window to the front elevation having panoramic countryside views with fitted window shutters, fitted wardrobes, two eves storage cupboards, central heating radiator.

Bedroom Three

Having UPVC double glazed French doors opening to the rear garden, roof lights either side, exposed floorboards, vaulted ceiling with exposed decorative beam, central heating radiator.

Study

Having roof light to the side elevation, eves storage, central heating radiator.

Outside

The front of the property has a stone wall boundary, flower beds inset with beautiful flowers and shrubs, steps up to the side access of the property.

The rear garden is well established having well stocked borders, two paved seating areas, dry stone boundary walls with beautiful panoramic countryside views, greenhouse.

Agent's Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

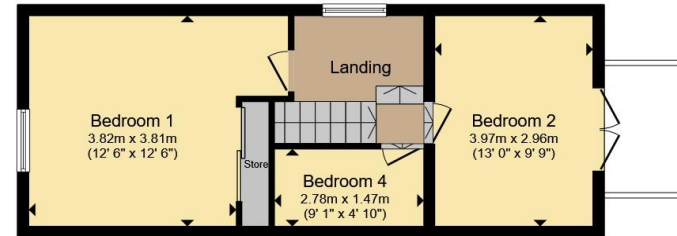








Ground Floor



First Floor

Total floor area 104.3 m² (1,123 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 Burchell Edwards on

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1-3 Bridge Street
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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