



4 Bed House

The Gables, 5 Chase Farm Matlock Road, Ambergate, Belper DE56 2HH
Offers Around £419,500 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Stylish Contemporary & Spacious Corner Home – 1,363 sq. ft
- Underfloor Heating & Aluminium Double Glazing
- Living Kitchen/Dining/Family Room with Built-In Appliances
- Separate Lounge
- Utility Room & Cloakroom
- Four Bedrooms & Three Bathrooms
- Landscaped Gardens Backing Onto Countryside
- Multiple Car Parking Spaces – Electric Car Charging Point
- Convenient for Matlock, Belper, Duffield & A6, A38, M1 Transport Links
- Built in 2021 – Ten Year Structural Premier Guarantee Warranty

This is a stylish contemporary FOUR bedroom and THREE bathroom corner house with multiple car parking spaces offering a perfect blend of modern living and serene countryside views.

Situated on the edge of the Peak District within the Derwent Valley Mills World Heritage Site and enjoying fine views, Chase Farm is on the fringe of the village of Ambergate just 14 miles north of Derby and within just 3 miles of the popular market town of Belper. Ambergate has its own train station with quick direct services to Derby to the south and the ever popular town of Matlock to the North.

Chase Farm is an exclusive development of eight truly unique contemporary homes on the edge of the Peak District enjoying fine views over the Derwent Valley, each of which will be finished to the exceptional high standard for which Chevin Homes are renowned.

Outstanding value for money in a quality location.

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

A38 4 miles, M1 (Junction 28) 9 miles

Accommodation

Entrance Hall

17'0" x 3'5" (5.19 x 1.06)

With glazed entrance door with fitted blind, underfloor heating, matching wood effect flooring, spotlights to ceiling, staircase leading to first floor.



Storage Cupboard

4'2" x 3'2" (1.28 x 0.99)

Providing storage with internal, oak veneer door with chrome fittings.

Cloakroom

8'1" x 3'4" (2.47 x 1.02)

With low level WC, fitted wash basin with chrome fittings and fitted base cupboard underneath, half tiled wall, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, underfloor heating, matching wood effect flooring and internal, oak veneer door with chrome fittings.



Lounge

12'9" x 12'11" (3.89 x 3.94)

With underfloor heating, feature wallpapered wall, wall lights, attractive wood effect flooring, double glazed window with fitted blind, countryside views and internal, half glazed door with chrome fittings.



Living Kitchen/Dining/Family Room

20'4" x 12'0" x 12'7" x 7'8" (6.22 x 3.66 x 3.85 x 2.34)



Family Area

With underfloor heating, matching wood effect flooring, feature wallpapered wall, spotlights to ceiling, open space into kitchen area, double glazed bifolding doors opening onto private rear garden, countryside views, open square archway leading to dining area and open space leading to kitchen area.



Dining Area

With underfloor heating, wood effect flooring, spotlights to ceiling, double glazed window overlooking private rear garden, countryside views and open square archway leading to kitchen and family area.



Kitchen Area

With inset one and a half stainless steel sink unit with Quooker tap, wall and base fitted units with attractive matching work tops, built-in Neff 4 ring induction hob with Neff stainless steel extractor hood over, built-in Neff electric fan assisted oven, built-in Neff combination microwave oven with warming plate drawer underneath, built-in Neff wine cooler, integrated Neff dishwasher, concealed worktop lights, integrated Neff fridge/stroke freezer, matching wood effect flooring, double glazed picture window to front with fitted blind, countryside views, spotlights to ceiling, open space into family area and square archway leading to dining area.



Utility Room

5'6" x 5'3" (1.68 x 1.61)

With plumbing for automatic washing machine, space for tumble dryer, wall cupboards, concealed worktop lights, tiled splashbacks, worktop, underfloor heating, wood effect flooring, spotlights to ceiling, extractor fan and internal, oak veneer door with chrome fittings.



Boiler Cupboard

With high velocity hot water boiler, light, matching wood effect flooring and internal, oak veneer door with chrome fittings.

First Floor Landing

16'3" x 3'3" (4.97 x 1.01)

With radiator, spotlights to ceiling, smoke alarm, access to roof space, double glazed picture window with countryside views.



Bedroom One

12'7" x 9'1" (3.85 x 2.78)

With spotlights to ceiling, radiator, double glazed window with fitted blind, countryside views and internal, oak veneer door with chrome fittings.



En-Suite

8'2" x 3'3" (2.49 x 1.01)

With separate shower cubical with chrome shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tiled splashbacks, tiled flooring, spotlights to ceiling, extractor fan, shaver point, heated chrome towel rail/radiator and internal, oak veneer door with chrome fittings.



Bedroom Two

11'11" x 8'7" (3.65 x 2.62)

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



En-Suite

7'10" x 3'3" (2.41 x 1.00)



Bedroom Three

12'7" x 8'5" (3.84 x 2.59)

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



Bedroom Four

11'8" x 7'9" (3.57 x 2.37)

With radiator, double glazed window to front with fitted blinds, countryside views and internal, oak veneer door with chrome fittings.



Family Bathroom

9'1" x 7'8" (2.77 x 2.36)

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, half tiled walls, tiled flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, feature wallpapered wall and internal, oak veneer door with chrome fittings.



Front Garden

The property is set back behind a lawned garden with black painted, wrought iron railings and hand gate with a pathway leading to the entrance door with letterbox and inset beds with sleepers.



Rear Garden

To the rear of the property is a private, enclosed rear garden laid to lawn with paved patio with bespoke pergola over. Raised box beds with sleepers enclosed by fencing and paved pathway leading to rear access gate.

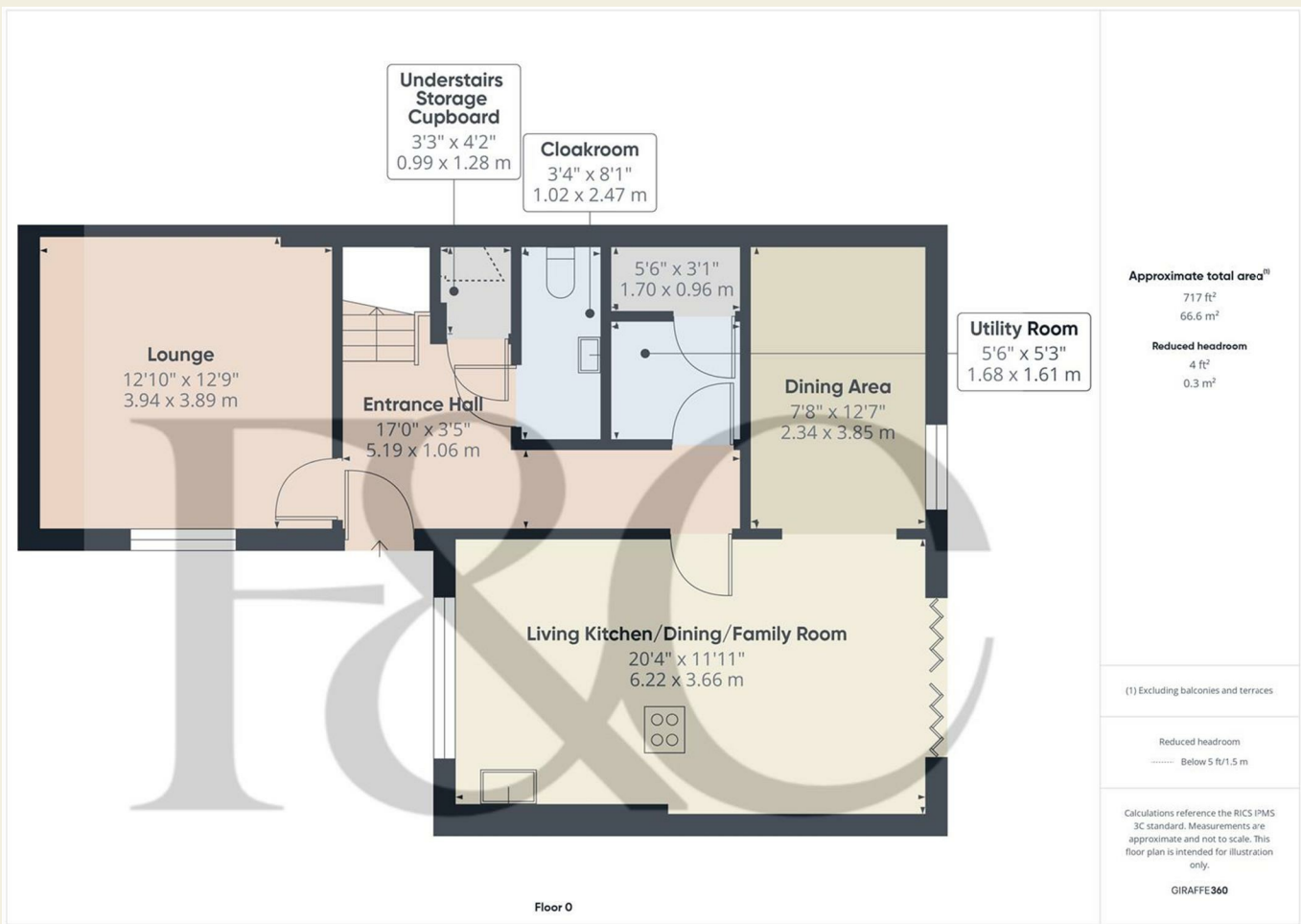


Driveway

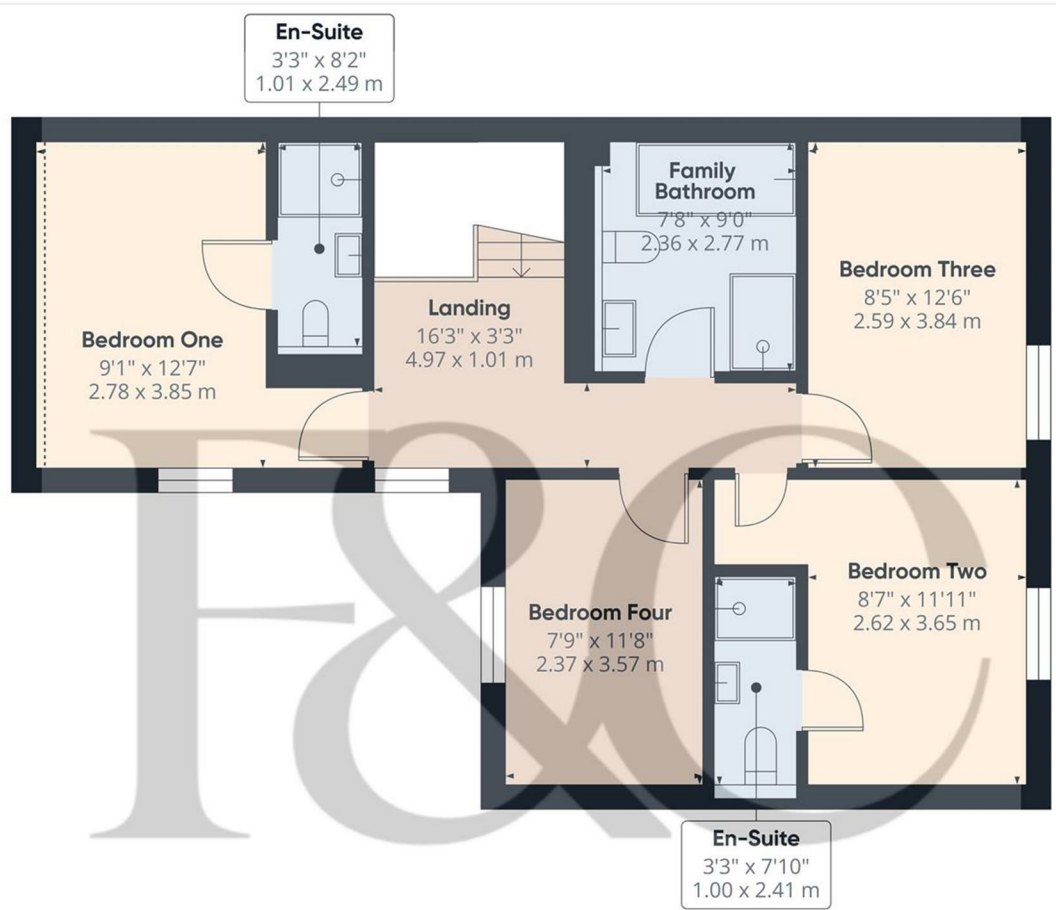
Multiple car parking spaces. Electric car charging point.

Council Tax Band - D

Amber Valley



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



Approximate total area⁽¹⁾
646 ft²
60.1 m²

Reduced headroom
4 ft²
0.4 m²

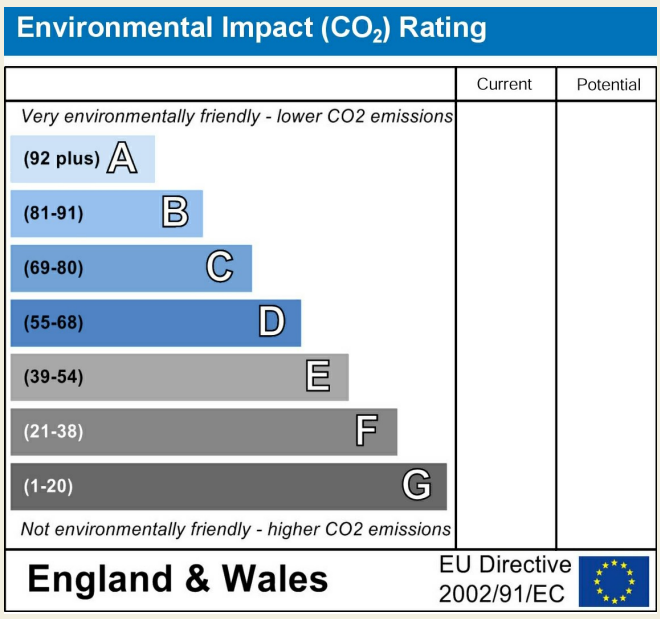
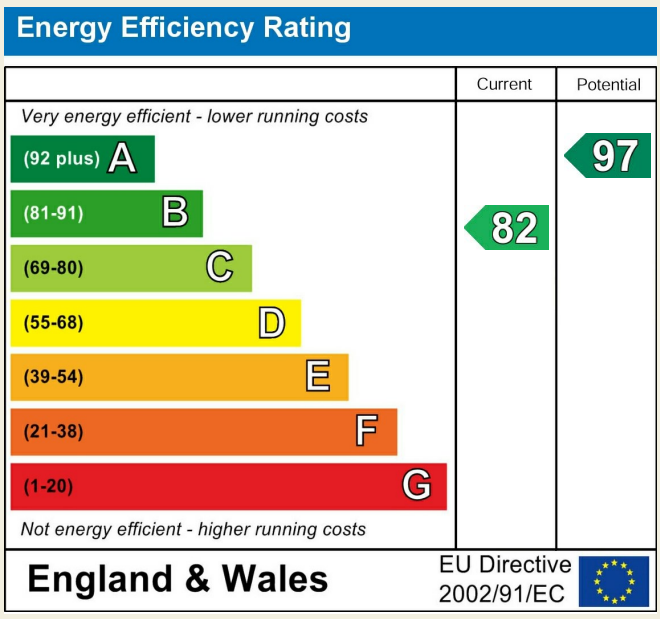
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



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