

2 Bed House - Semi-Detached

3 Amber Gardens, Ambergate, Belper DE56 2GY
Offers Around £225,000 Freehold



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Fletcher & Company

www.fletcherandcompany.co.uk

- Stylish Semi-Detached Home - Ideal for First Time Buyer/Young Couple
- Popular Cul-de-Sac Location - Far-Reaching Views
- Gas Central Heating & Double Glazing
- Open Plan Living Lounge/Dining/Kitchen
- Downstairs Cloakroom/WC
- Two Double Bedrooms
- First Floor Bathroom with Shower
- Landscaped Garden with Hot Tub
- Double Width Driveway - Two Cars
- Easy Access to Belper, Matlock, Crich & A6, A38

We are delighted to offer to the market this two double bedroom semi-detached house with landscaped garden on Amber Gardens (Private Road).

The property is on a small development of only 10 houses in a semi-rural location built by a well-regarded small local family building company. It is five years old and is fully supported by the 10-year build warranty.

The property offers a well-adapted layout and comfortable accommodation supporting a wide array of individuals or first time buyers.

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

Ground Floor

Entrance Hall

10'1" x 3'6" (3.09 x 1.07)

With half glazed entrance door, radiator, tiled effect flooring and staircase leading to first floor.

Cloakroom

5'8" x 2'10" (1.73 x 0.88)

With low level WC, pedestal wash handbasin, tile splashbacks, tiled effect flooring, radiator, extractor fan, double glazed window and internal panelled door with chrome fittings.

Storage Cupboard

7'5" x 2'7" (2.27 x 0.81)

Providing storage with light and internal panelled door with chrome fittings.

Living Lounge/Dining/Kitchen

25'3" x 12'6" (7.72 x 3.83)



Lounge/Dining Area

With matching tile flooring, radiator and double glazed French doors opening onto landscaped rear garden.



Kitchen Area

With single stainless steel sink unit with mixer tap, wall and base units with matching worktops, built-in four ring gas hob with built-in electric fan assisted oven, integrated dishwasher, concealed extractor fan, plumbing for automatic washing machine, continuation of the worktops forming a useful small breakfast bar area, concealed combination boiler, tiled effect flooring, far-reaching views to the front, double glazed window with fitted blind, radiator, internal panelled door with chrome fittings, integrated fridge/freezer and open space leading to the lounge/dining area.



First Floor Landing

6'1" x 3'4" (1.86 x 1.04)

With radiator and access to roof space.

Double Bedroom One

13'5" x 12'7" (4.11 x 3.85)

With built-in cupboard with panelled door, radiator, far-reaching views to front, wardrobe included in the sale at a successful sale price, two double glazed windows and internal panelled door with chrome fittings.



Double Bedroom Two

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

With radiator, double glazed window to rear and internal panelled door with chrome fittings.



Bathroom

6'3" x 6'1" (1.91 x 1.86)

With bath with chrome fittings with chrome shower over with shower screen door, pedestal wash handbasin with chrome fittings, low level WC, heated chrome towel rail/radiator, shaver point, spotlights to ceiling, extractor fan, double glazed obscure window to side and internal panelled door with chrome fittings.



Landscape Garden

Being of a major asset to the sale of this particular property is its charming, enclosed, landscaped garden enjoying artificial turf, Indian stone patio and raised illuminated decked area providing a pleasant sitting out and entertaining space. Four seater hot tub included in the sale at a successful sale price. The garden is fully enclosed by fencing.



Side Access

To the side of the property is a paved pathway with side access door leading to the landscaped rear garden.



Driveway

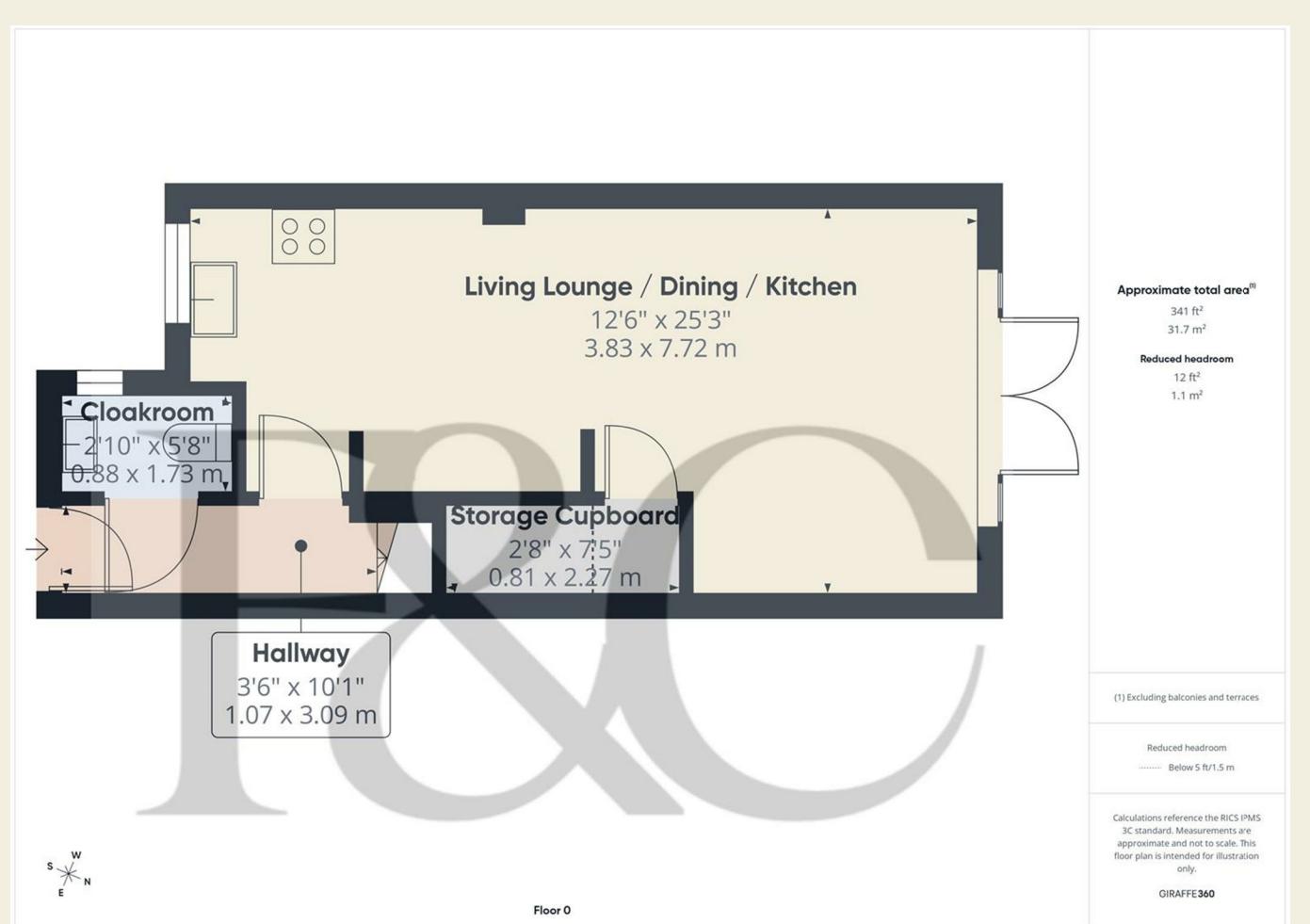
To the front of the property is a double width tarmac driveway for two car standing.

Council Tax Band - B

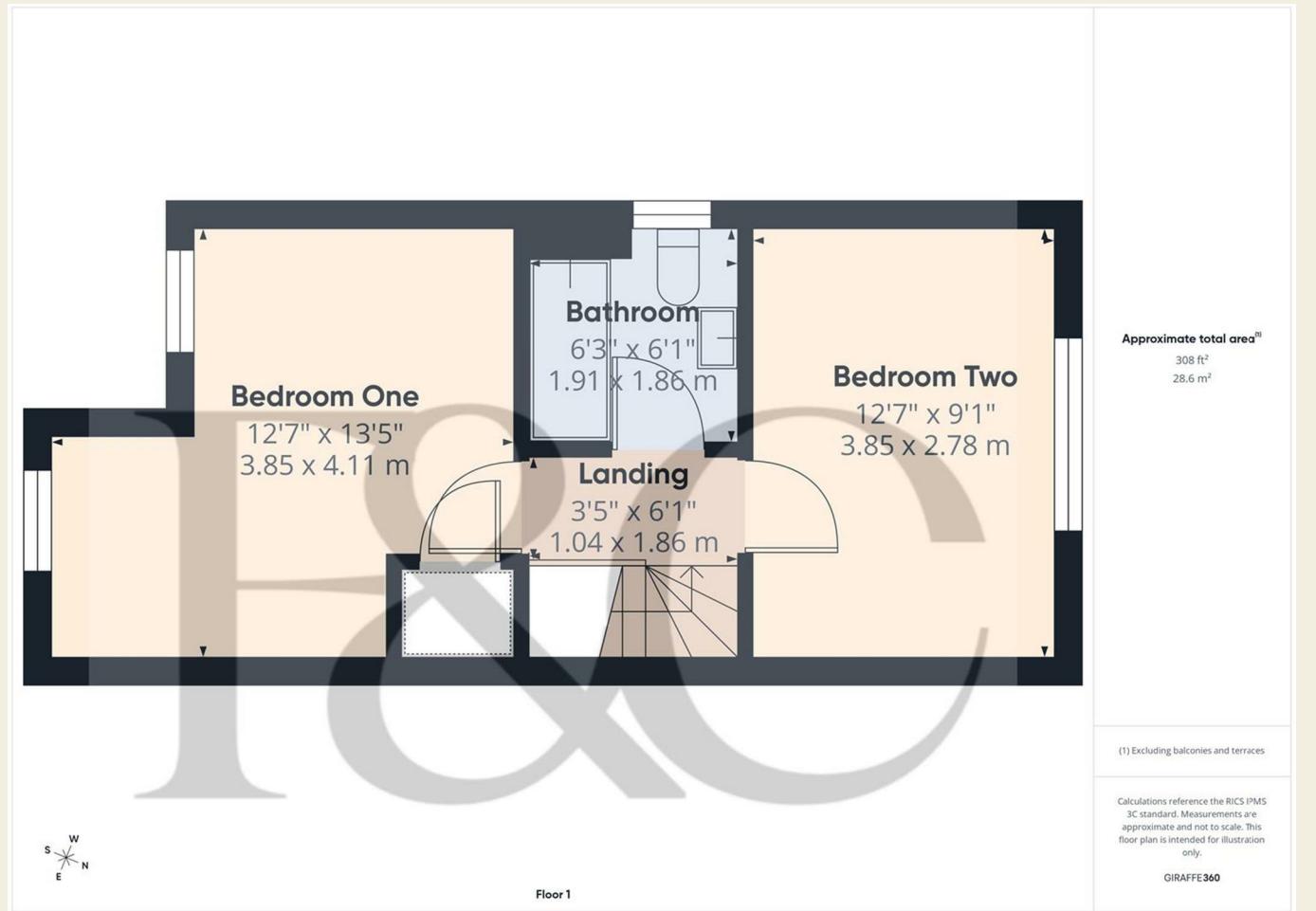
Amber Valley



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.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	