



4 Bed House - Detached

Amber View, Ridgeway Farm Court Crich Lane, Ambergate, Belper DE56 2JL
Offers Around £650,000 Freehold



4



3



3



Fletcher
& Company

www.fletcherandcompany.co.uk

- Beautiful Stone Detached Home with No Chain Involved
- Stunning Far-Reaching Views
- Lovely Courtyard Setting of 8 Character Homes - Private Road
- Lounge & Study
- Superior Conservatory
- Kitchen/Diner & Utility
- Four Bedrooms - Two En-suites & Family Bathroom
- Fabulous Gardens including Bespoke Garden Kitchen with Gazebo
- Garden Store/Workshop
- Driveway & Garage

Amber View - This beautiful stone detached home offers a perfect blend of modern living and charming character, making it an ideal family home or persons resizing.

One of the standout features of this home is its stunning far-reaching views, which can be enjoyed from various vantage points throughout the property.

The fabulous gardens are a true highlight, offering a bespoke garden kitchen complete with a gazebo, perfect for alfresco dining and entertaining during the warmer months. The outdoor space is beautifully maintained, providing a serene retreat for relaxation and enjoyment.

The lovely courtyard setting, comprising eight character homes on a private road, adds to the sense of community and tranquillity.

No Chain Involved - Viewing Absolutely Essential

The Location

This property is located in the sought after village of Ambergate which benefits from a railway station and offers easy access to the nearby village of Crich famous for the tramway museum.

The property is convenient for the nearby towns of Belper (two 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 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.

Accommodation

Ground Floor

Entrance Hall

13'4" x 10'10" x 4'0" x 3'4" (4.08 x 3.31 x 1.24 x 1.02)

With entrance door with inset window, two radiators, tile flooring and staircase leading to first floor with attractive balustrade.

Cloakroom

5'10" x 2'9" (1.78 x 0.85)

With low level WC, fitted wash basin with fitted base cupboard underneath, tile splashbacks, tile flooring, coat hangers, radiator, extractor fan, sealed unit double glazed window to front and internal oak veneer door with chrome fittings.

Storage Cupboard

4'10" x 2'7" (1.48 x 0.79)

Providing storage with shelving and oak veneer door with chrome fittings.

Lounge

17'5" x 11'3" (5.32 x 3.45)

With stone fireplace incorporating log burning stove with raised tile hearth, feature wallpaper wall, radiator, wall lights, sealed unit double glazed window to front, internal oak veneer door with chrome fittings, beautiful far-reaching views in the distance and internal bi folding doors opening into conservatory.



Conservatory with Views

28'1" x 10'8" (8.58 x 3.27)

Enjoying magnificent, far-reaching views in the distance, tile flooring with under floor heating, power, lighting, double glazed windows, double glazed bi folding doors opening on to raised decked area providing a pleasant sitting out and entertaining space and internal glazed door.



Study

10'8" x 9'11" (3.27 x 3.04)

With radiator, internal window with fitted blind, sealed unit double glazed French doors opening onto raised decked area and front garden and internal oak veneer door with chrome fittings.



Kitchen Diner

17'5" x 9'10" (5.31 x 3.01)

With one and a half inset stainless steel sink unit with chrome mixer tap, wall and base fitted units with attractive matching granite worktops, exposed brick chimney breast with inset oak lintel incorporating range cooker with concealed extractor fan, continuation of the black granite worktops forming a useful breakfast bar area, plumbing for dishwasher, built-in microwave, tile flooring, radiator, sealed unit double glazed window to front, glazed door opening onto raised decked area offering a very pleasant sitting out space enjoying the far-reaching views in the distance and internal oak veneer door with chrome fittings.



Utility

6'2" x 5'6" (1.89 x 1.70)

With single stainless steel sink unit with mixer tap, fitted worktop, fitted base cupboard, fitted wall cupboard, plumbing for automatic washing machine, space for tumble dryer, tile flooring, radiator, central heating and boiler, far-reaching views to rear, sealed unit double glazed window with fitted blind, extractor fan, shelving and internal oak veneer door with chrome fittings.



First Floor Landing

11'11" x 8'7" x 3'4" x 3'2" (3.65 x 2.63 x 1.03 x 0.99)

With radiator, access to roof space, sealed unit double glazed window to rear and pleasant far-reaching views.

Bedroom One

17'5" x 11'4" (5.31 x 3.46)

With radiator, sealed unit double glazed window to front, sealed unit double glazed window to rear and double glazed Velux style window to rear.



Dressing Room

9'3" x 7'4" (2.84 x 2.24)

With fitted wardrobes, radiator, double glazed Velux style window with fitted blind to front and internal oak veneer door with chrome fittings opening into en-suite.



En-Suite

9'3" x 7'8" (2.83 x 2.36)

With separate corner shower cubicle with electric shower, fitted wash basin with fitted base cupboard underneath, low level WC, panelling to walls, heated towel rail/radiator, spotlights to ceiling, extractor fan and sealed unit double glazed Velux style window to rear.



Bedroom Two

13'8" x 7'2" (4.17 x 2.20)

With radiator, sealed unit double glazed window to front, double glazed Velux style window to front with fitted blind and internal oak veneer door with chrome fittings.



En-Suite

7'3" x 4'11" (2.22 x 1.50)

With separate shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, heated chrome towel rail/radiator, fully tiled walls, spotlights to ceiling, extractor fan, wall mounted mirror, sealed unit double glazed Velux style window to front and internal oak veneer door with chrome fittings.



Bedroom Three

9'9" x 8'3" (2.99 x 2.53)

With radiator, sealed unit double glazed window to rear, far-reaching views and internal oak veneer door with chrome fittings.



Bedroom Four

10'5" x 8'8" (3.20 x 2.66)

With exposed wood floors, radiator, sealed unit double glazed window to front and internal oak veneer door with chrome fittings.



Family Bathroom

8'10" x 6'3" (2.70 x 1.91)

With bath with chrome mixer tap/hand shower attachment, fitted wash basin with fitted base a cupboard underneath, low level WC, corner shower cubicle with chrome fittings including shower, heated towel rail/radiator, spotlights to ceiling, double glazed Velux style window to rear, extractor fan and internal oak veneer door with chrome fittings.



Front Garden

The property enjoys a courtyard style fore-garden with attractive natural stone walling, gravel flooring with paved paving steps leading to the entrance door and a raised decked area for morning coffees.



Side Access

With side gate, sensored lights and cold water tap.

Rear Garden

Being of a major asset to the sale of this particular property is its lovely, well-established, private, enclosed rear garden enjoying far-reaching views backing onto open fields and countryside. The garden enjoys shaped lawns with a varied selection of shrubs, plants, lower and upper decked area providing a very pleasant sitting out and entertaining space complemented by a handmade, bespoke garden kitchen with gazebo.



Garden Store/Workshop

11'8" x 10'5" (3.56m x 3.18m)

With concrete floor, power, lighting and double opening doors.



Driveway

A double width driveway provides car standing spaces and leads to a garage.

Integral Garage

17'7" x 9'4" (5.37 x 2.87)

With concrete floor, power, lighting and double opening front doors.

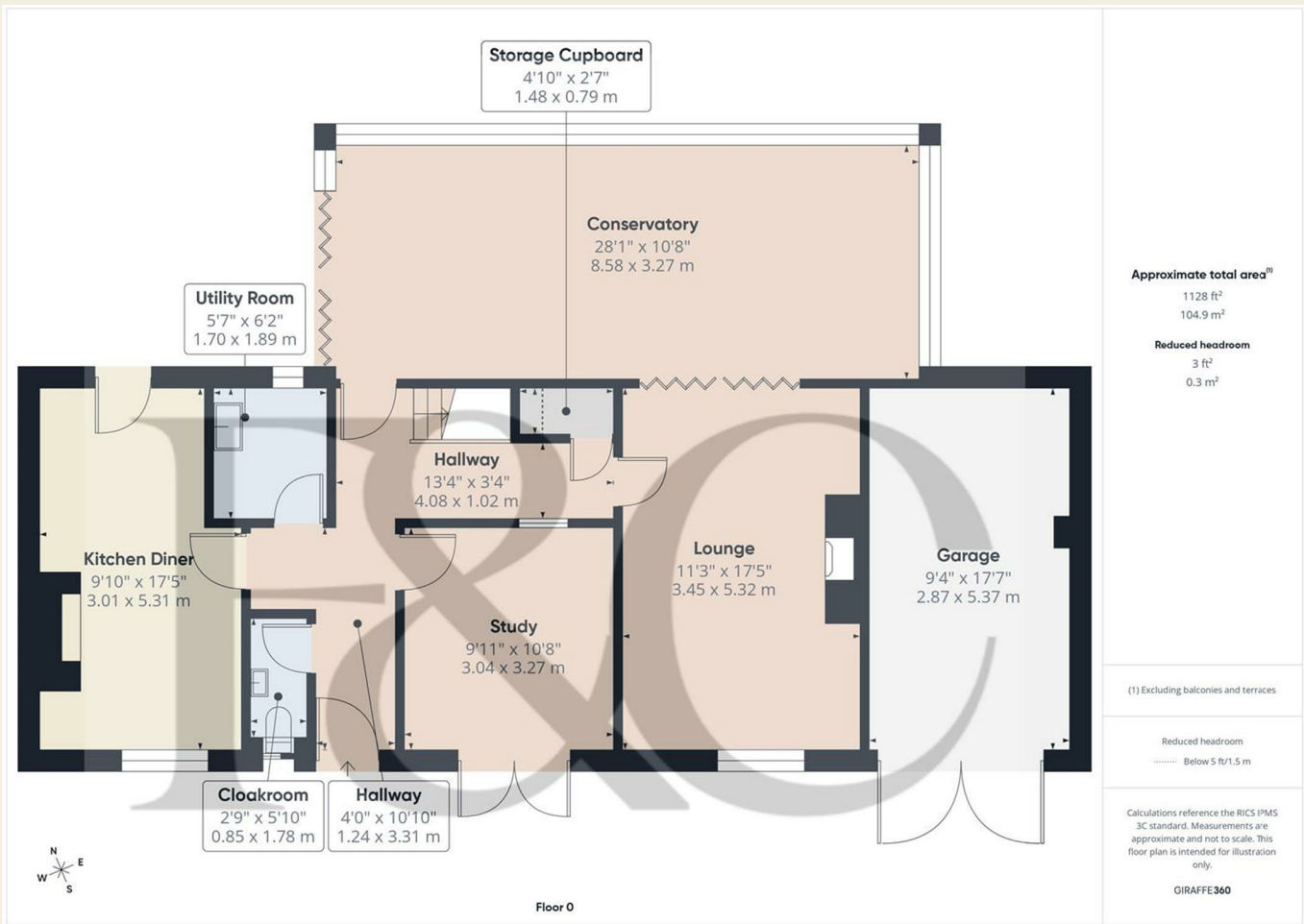


Council Tax Band F

Ridgeway Farm Court Management Company

Service Charge of £100 per month for maintaining septic tank, driveway, gardener and visitors car parking.





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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

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.