



2 Bed House - Semi-Detached

31 Newbridge Road, Ambergate, Belper DE56 2GR

Price £275,000 Freehold



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- Extended Edwardian Semi-Detached Home
- Comprehensively Upgraded & Beautifully Presented
- Wealth of Character & Charm
- Gas Central Heating & Double Glazing
- Brick Built Porch, Entrance Hall, Lounge & Dining Room
- Beautifully Appointed Kitchen & Garden Room
- Two Double Bedrooms & Bathroom
- Two Brick Built Outbuildings
- Delightful Landscaped Rear Garden
- Superb Elevated Views of the Derwent Valley

EXTENDED EDWARDIAN HOME WITH SUPERB VIEWS - A truly stunning traditional semi-detached home of style and character, having been extended and comprehensively improved to offer a sizeable and a beautifully decorated home with a wealth of period features. The property stands in this elevated position on the edge of Ambergate and offers beautiful elevated views over the Derwent Valley.

This exceptional home requires a full inspection to appreciate the quality of accommodation on offer. In brief comprising: brick built porch, entrance hallway with stairs leading to the first floor landing and doors giving access to a lounge with cast iron gas fired stove style burner, separate dining room, contemporary kitchen with quality integrated appliances and granite worksurfaces and french doors leading to a beautiful garden room with underfloor heating and bi-folding doors leading to the rear garden.

There is a beautiful first floor galleried landing giving access to two generous double bedrooms and a spacious bathroom with white four piece bathroom suite.

Outside, the property stands in this elevated position with a shared pathway leading to the front garden area. The enclosed rear garden also offers two brick built outbuildings and an impressive tiered landscaped garden with slate tiled patio area with steps leading up to a mid level with further steps leading up to a raised level lawn and two further raised level patio seating areas.

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.

THE ACCOMMODATION

GROUND FLOOR

Entrance through a side composite panelled entrance door with obscure glazed insets into:

Entrance Porch

7'6" x 3'3" (2.29m x 0.99m)

Brick built entrance porch with a beautiful period style ceramic tiled floor, two PVCu double glazed windows to the side elevation and one to the front elevation and a wall mounted cupboard giving access to the wall mounted electric fuse box and electric meter. A beautiful period panelled doorway with obscure glazed insets with obscure glazed window above gives access through to the entrance hallway.

Entrance Hallway

7'2" x 3'3" (2.18m x 0.99m)

Having a central heating radiator, wood unit obscure glazed window to the side elevation, coving to ceiling, feature archway, ceiling rose, staircase leading to the first floor landing and panelled doors with glazed insets leading through to the lounge and the dining room.



Lounge

12'9" x 10'10" (3.89m x 3.30m)

Having a beautiful bare brick chimney breast with a recessed fireplace with tiled hearth and housing a gas coal effect cast iron stove style burner, TV point, telephone point, central heating radiator, coving to ceiling, ceiling rose and two PVCu double glazed windows offering exceptional views over the Chevin valley.



Dining Room

12'10" x 11'10" (3.91m x 3.61m)

Fitted with a beautiful feature fireplace with a cast iron fire surround with tiled insets with a painted detailed surround and slate tiled hearth housing an Arrow multi-fuel stove style burner. Ceiling rose, ornate coving to ceiling, central heating radiator, PVCu double glazed window to the front elevation and PVCu double glazed window to the rear elevation. A wood panelled doorway gives access through to the beautifully appointed fitted kitchen.



Contemporary Fitted Kitchen

15'5" x 7'8" (4.70m x 2.34m)

Fitted with a range of contemporary white high gloss fronted base units with contrasting grey fronted wall units with chrome handles, black granite galaxy style worksurface over with an undermounted stainless steel one and a half bowl sink unit with drainer built into the worksurface and a chrome swan neck style mixer tap with extendable hose. Metro style ceramic style splashback areas, appliances comprising a Neff integrated fan assisted oven with slide in door, Bosch integrated combination oven, Neff four ring induction hob with a contemporary stainless steel and black glass extractor over, integrated stainless steel wine cooler and integrated tall fridge freezer unit. Pull-out larder cupboard, porcelain tiled floor, recessed led down-lighters, ornate coving to ceiling, PVCu double glazed French doors opening out into the garden room and a useful under-stairs cupboard with matching a grey high gloss fronted door with chrome handles.



Garden Room

10'6" x 10'5" (3.20m x 3.18m)

Built of a brick base wall construction with PVCu double glazed windows, PVCu double glazed bi-folding doors to the side giving access through to the rear patio area and a glazed roof with remote control electric windows, two wall light points and porcelain tiled floor with under-floor heating.



FIRST FLOOR

Landing

11' x 6'1" (3.35m x 1.85m)

Fitted with a central heating radiator, coving to ceiling, smoke alarm, wood unit double glazed window to the side elevation and loft access with folding wooden ladder leading to a boarded loft space with lighting. Panelled doors give access to both double bedrooms, bathroom and a large storage cupboard/wardrobe.



Storage Cupboard/Wardrobe

4'8" x 3' (1.42m x 0.91m)

Having high and low level built-in hanging rails.

Double Bedroom One

12'6" x 11'1" into recess (3.81m x 3.38m into recess)

Having a feature cast iron fireplace, TV point, ornate coving to the ceiling, ceiling rose, central heating radiator and a tall PVCu double glazed fire escape window to the front elevation which offers exceptional views over the Chevin valley.



Double Bedroom Two

11'10" x 9'9" (3.61m x 2.97m)

Fitted with a central heating radiator, ornate coving to ceiling, ceiling rose and a PVCu double glazed window to the front elevation.



Spacious Bathroom

9'11" into cupboard depth x 9'6" (3.02m into cupboard depth x 2.90m)

Fitted with a white four-piece suite comprising a pedestal wash hand basin, low level WC, bidet and a panelled bath with glazed shower screen and Victorian style mixer attachment with a Triton electric shower over. Partial ceramic tiling to the walls, oak effect vinyl flooring, monochrome ladder style heated towel rail, spacious built-in storage cupboard giving access to the wall mounted Alpha combination boiler, PVCu double glazed window to the rear elevation and recessed led down-lighters.



OUTSIDE



Frontage

The property stands in an elevated position with a pathway from the road leading to the front and round to the entrance porch and front entrance door. There are raised level purple slate beds, decorative dry stone walling, a paved area to the front of the property and timber gated access to the side leading through to the rear garden.

Landscaped Rear Garden

To the rear of the property is a beautiful landscaped tiered garden which has a slate tiled patio area with steps leading up to a mid level with a further paved pathway giving access to two brick built outbuildings with further steps leading up to a raised level lawn and two further raised level seating areas. The garden has a variety of planting beds and a walled, fence panelled and hedgerow boundary.



Outbuilding One

8'2" x 3'11" (2.49m x 1.19m)

On the lower level accessed off the patio area is an outside WC which is boarded and insulated, has power and light and is fitted with a low level WC with chrome push button flush, wall mounted ceramic wash hand basin and a warm water Triton electric tap.

Outbuilding Two

9'8" x 4'7" (2.95m x 1.40m)

Accessed off the mid-level and having power, lighting and a timber lockable pedestrian access door.

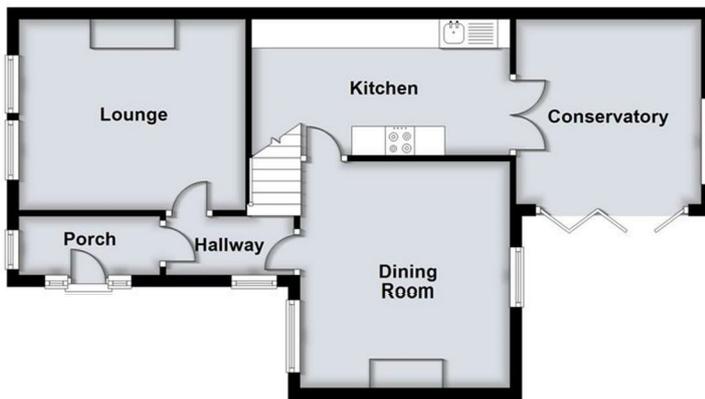
Superb Views over the Derwent Valley





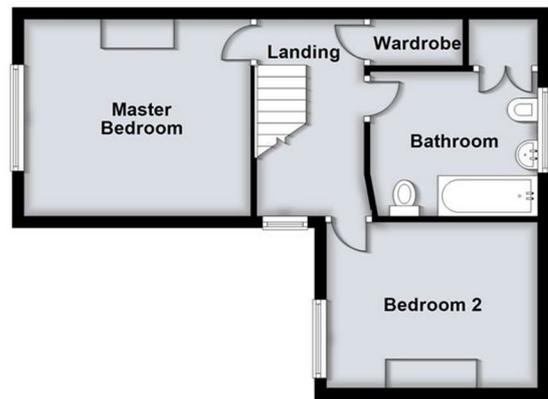
Ground Floor

Approx. 54.6 sq. metres (587.6 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 95.2 sq. metres (1024.5 sq. feet)

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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