



5 Bed House - Detached

29 Matlock Road, Ambergate, Belper DE56 2EL
Offers Around £725,000 Freehold



5



3



5



D

Fletcher & Company

www.fletcherandcompany.co.uk

- Beautiful Detached Five Bedroom House with One Bedroom Annexe
- Lounge with Feature TV & Media Display Unit with Fire
- Stunning Living Kitchen/Dining/Family Room
- Utility/Kitchenette & Laundry Room
- Games/Garden Room with Study Area
- Five Bedrooms & Five En-Suites
- One Bedroom Annex with Living Lounge/Dining/Kitchen, Bedroom & En-Suite
- Private Gardens with Lawn & Sunny Decking
- Block Paved Driveway with Electric Gates
- Double Garage with Electric Door

FAMILY HOME WITH ANNEXE – This exceptional property boasts an impressive five bedrooms and five bathrooms, making it an ideal family home or a perfect retreat for those seeking space and comfort.

In addition to the main house, this home features an attached one-bedroom annexe, providing versatile living options. This space could serve as a guest suite, a home office, or even a private retreat for older children or relatives.

For those with multiple vehicles, there is ample parking spaces for six vehicles and leads to a double garage with electric door.

The Location

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. Belper 3 miles, Matlock 8 miles, Derby 14 miles, Nottingham 18 miles, Sheffield 33 miles, A38 4 miles, M1 (Junction 28) 9 miles

Accommodation

Ground Floor

Entrance Hall

21'4" x 6'3" (6.51 x 1.93)

With entrance door, tile flooring, radiator, spotlights to ceiling and feature staircase leading to first floor.

Cloakroom

5'4" x 4'6" (1.65 x 1.38)

With low level WC, fitted wash basin with fitted base cupboard underneath, tile splashbacks, tile flooring, spotlights to ceiling and internal oak veneer door with chrome fittings.

Storage Cupboard

12'0" x 3'11" (3.66 x 1.20)

With power, lighting, wood flooring and internal oak veneer door with chrome fittings.

Lounge

23'0" x 14'8" (7.02 x 4.48)

With feature media TV display alcove incorporating electric fire, wood flooring, two radiators, bay window incorporating double glazed windows, additional double glazed window and internal oak veneer door with chrome fittings.



Living Kitchen/Dining/Family Room

40'10" x 11'10" x 11'8" x 6'5" (12.45 x 3.61 x 3.57 x 1.97)

Dining/Family Area

With feature TV media display with electric fire, tile flooring, spotlights to ceiling, radiator, double glazed window to side, feature double glazed bi folding doors opening onto gardens, additional side access double glazed door and open space leading to kitchen area.



Kitchen Area

With two and a half stainless steel sink unit with mixer tap, wall and base fitted units with attractive matching granite worktops, built-in induction hob with extractor hood over, built-in double electric fan assisted oven, built-in coffee machine, built-in beer machine, fridge/freezer (negotiable on sale), integrated dishwasher, kitchen island with matching granite worktop, tile flooring, spotlights to ceiling, built-in wine cooler, double glazed window and open space leading to dining/family area.



Utility/Kitchenette

17'2" x 6'0" (5.24 x 1.83)

With single sink unit with mixer tap, fitted base cupboards and worktop, built-in electric hob, built-in electric oven, extractor fan, plumbing for automatic washing machine, radiator, space for fridge freezer, spotlights to ceiling and internal oak veneer door with chrome fittings.

Boiler Cupboard

5'11" x 4'9" (1.82 x 1.47)

With central heating boiler.

Laundry Room

5'6" x 5'2" (1.68 x 1.60)

With tiled floor, space for tumble dryer, worktop, storage cupboard and internal oak veneer door with chrome fittings.

Games/Garden Room

18'11" x 18'8" (5.78 x 5.69)

With underfloor heating, countryside views and double glazed French doors opening on to gardens.



Study Cupboard

6'11" x 4'7" (2.12 x 1.41)

With power, lighting and worktop.

Hallway

19'2" x 3'3" (5.86 x 1.00)

With wood effect flooring with underfloor heating and gives access to bedroom five with en-suite.

Bedroom Four

14'0" x 11'3" (4.28 x 3.44)

With underfloor heating, spotlights to ceiling, internal oak veneer door with chrome fittings and double glazed door giving access to garden.



En-Suite

8'1" x 5'1" (2.48 x 1.56)

With separate shower cubicle with chrome fittings, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, tile splashbacks, wood effect floor with underfloor heating, additional heated towel rail/radiator, spotlights to ceiling, extractor fan and internal oak veneer door with chrome fittings.



Bedroom Five

13'4" x 13'1" (4.07 x 4.00)

With wood effect flooring with underfloor heating, feature high ceiling, double glazed French doors to garden and internal oak veneer door with chrome fittings.



En-Suite

7'0" x 6'10" (2.14 x 2.10)

With double shower cubicle, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, wood effect flooring with underfloor heating, spotlights to ceiling, extractor fan, additional heated towel rail/radiator, illuminated wall mounted mirror and internal oak veneer door with chrome fittings.



Annexe

The property benefits from an independent, attached, one bedroom annex.

Living Lounge/Dining/Kitchen

21'10" x 11'8" (6.67 x 3.58)

Lounge Area

With wood effect underfloor heating, countryside views, three double glazed windows and open space leading to kitchen/diner.



Kitchen/Diner Area

With single sink with mixer tap, wall and base fitted units with matching worktops, built-in electric hob, built-in electric oven, extractor hood, integrated fridge/freezer, built-in microwave, wood effect underfloor heating, private access door and open space leading into lounge area.



Bedroom or Bedroom Six

8'8" x 13'6" (2.66 x 4.13)

With underfloor heating, countryside views, double glazed window and internal oak veneer door with chrome fittings.



En-Suite

7'10" x 6'10" (2.41 x 2.10)

With double shower cubicle with shower, fitted wash basin with fitted base cupboard underneath, low level WC, tile splashbacks, tiled effect floor with underfloor heating, spotlights to ceiling, extractor fan, additional heated towel rail/radiator, wall mounted illuminated mirror and internal oak veneer door with chrome fittings.



First Floor Landing

9'5" x 6'4" (2.89 x 1.95)

With access to roof space.

Bedroom One

12'7" x 12'5" (3.85 x 3.81)

With wood flooring, spotlights to ceiling, coving to ceiling, decorative wall, radiator, double glazed window to front, double glazed French doors opening onto sun balcony and internal oak veneer door with chrome fittings.



Sun Balcony

12'1" x 19'1" (3.70 x 5.83)

With artificial turf and countryside views.

Dressing Room

10'1" x 3'0" (3.09 x 0.93)

With fitted wardrobes, fitted dressing table, spotlights to ceiling, wood flooring, double glazed window to front and internal oak veneer door with chrome fittings.

En-Suite

9'6" x 6'11" (2.90 x 2.13)

With double shower cubicle with shower, twin wash basins both having storage cupboards underneath, low level WC, fully tiled walls, tile flooring, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



Bedroom Two

11'8" x 8'10" (3.58 x 2.71)

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



En-Suite Bathroom

10'5" x 5'3" (3.18 x 1.61)

With bath with shower over with shower screen door, pedestal wash handbasin, low level WC, tile splashbacks, tile flooring, countryside views, spotlights to ceiling, heated chrome towel rail/radiator, double glazed window to rear and internal oak veneer door with chrome fittings.



Bedroom Three

12'10" x 11'8" (3.92 x 3.58)

With radiator, coving to ceiling, double glazed window to side, double glazed window to front and internal oak veneer door with chrome fittings.



En-Suite Bathroom

6'8" x 6'5" (2.04 x 1.97)

With bath with shower over and shower screen, pedestal wash handbasin, low level WC, to splashbacks, tile flooring, extractor fan, heated chrome towel rail/radiator, circular double glazed window and internal oak veneer door with chrome fittings.



Roof Space/Attic Room

22'2" x 8'4" (6.77 x 2.55)

With wood flooring, power, lighting, double glazed window to front, double glazed window to rear and central heating boiler.

Front Garden

The property is set back from the pavement edge behind a low maintenance garden laid to lawn with tree and natural stone wall.



Rear Garden

The garden enjoys countryside views with a warm, westerly aspect and is enclosed with lawn and spacious raised decked area providing a pleasant sitting out and entertaining space.



Driveway

A wide block paved driveway provides car standing spaces for approximately five vehicles and is approached via black wrought iron electric gates. There is an electric car charging point.



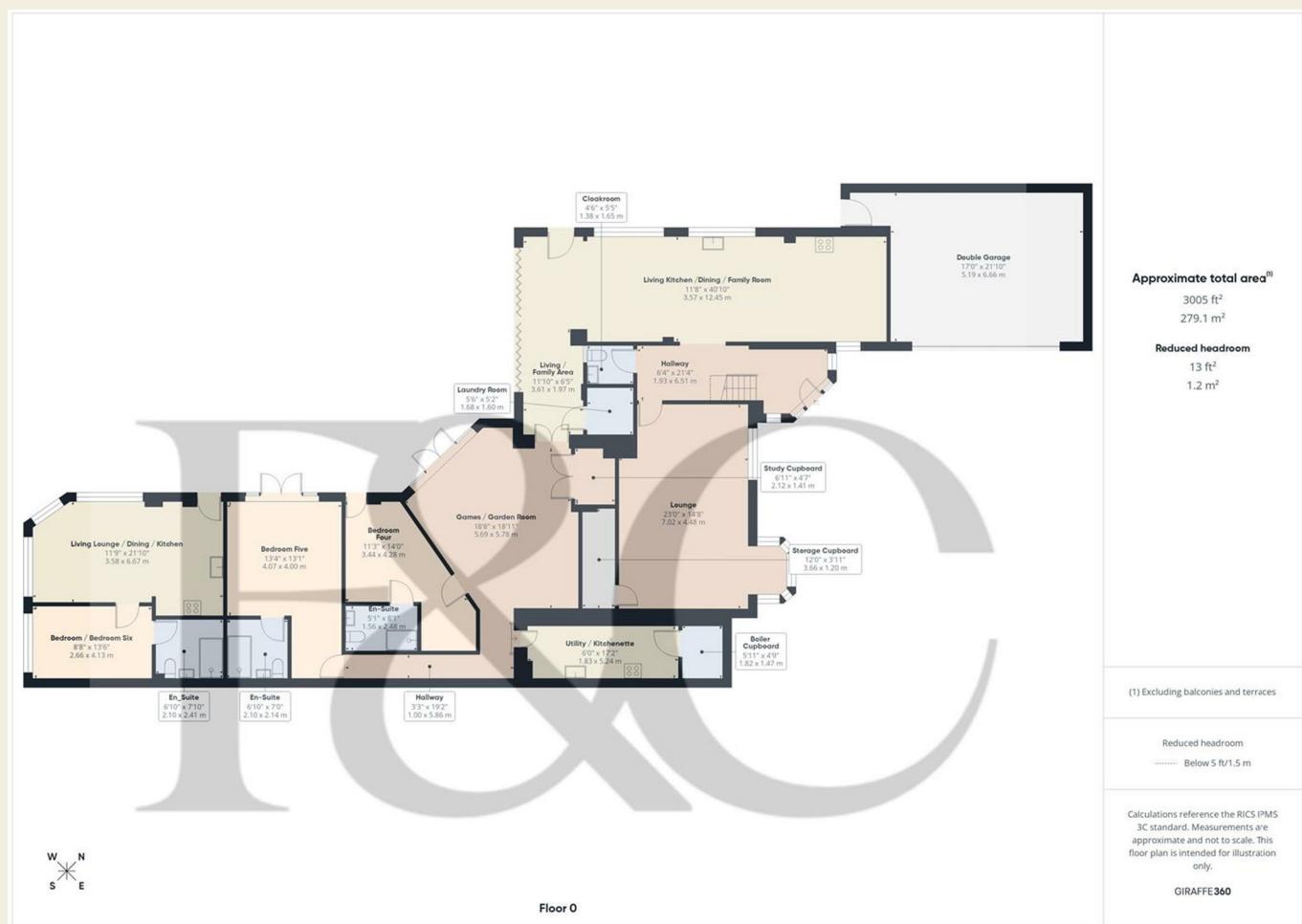
Double Garage

21'10" x 17'0" (6.66 x 5.19)

With concrete floor, power, lighting, roof space for storage, side personnel door giving access to garden and electric front door.



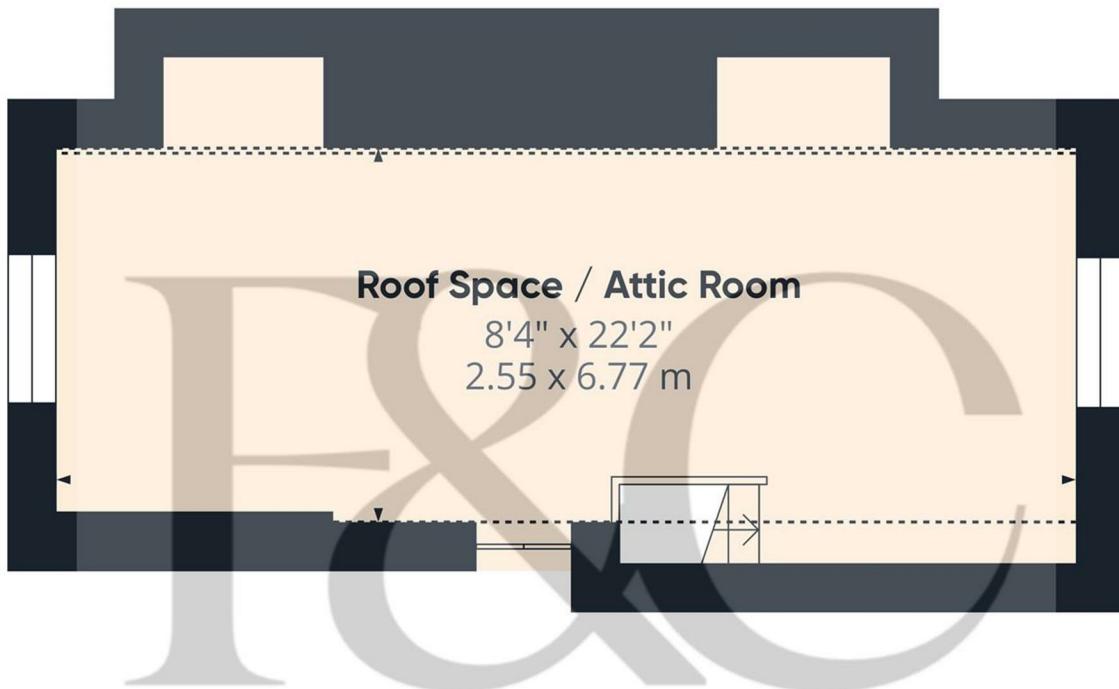
Council Tax Band F



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.



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⁾

203 ft²
18.9 m²

Reduced headroom
11 ft²
1.1 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.

GIRAFFE360

Floor 2

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.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

3885 ft²
360.8 m²

Balconies and terraces

227 ft²
21.1 m²

Reduced headroom

24 ft²
2.2 m²

(1) Excluding balconies and terraces

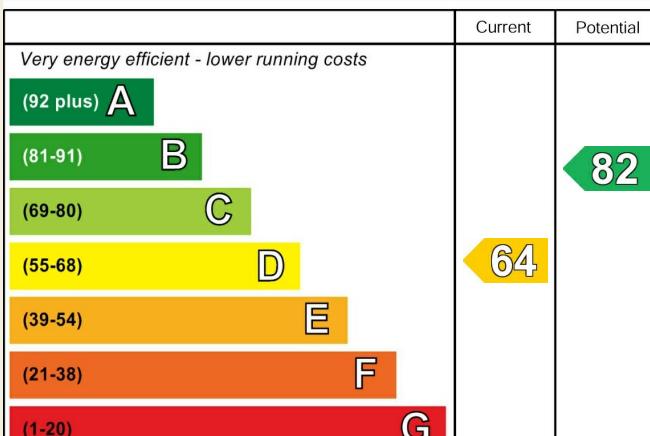
Reduced headroom

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.

GIRAFFE360

Energy Efficiency Rating

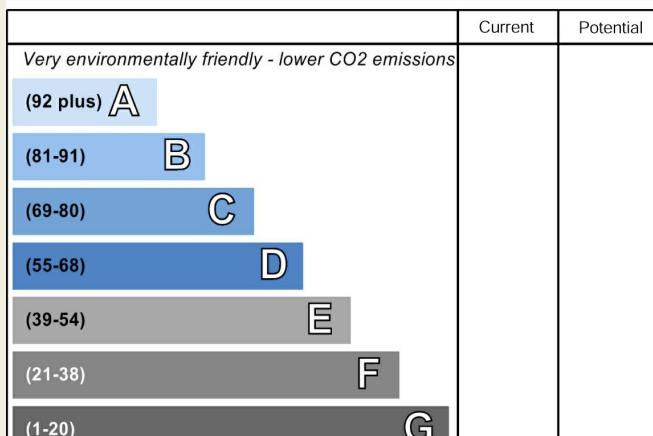


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC

