

# Fletcher & Company

31 Newbridge Road, Ambergate, Belper, DE56 2GR

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Offers Around £335,000

Freehold

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- A Characterful Period Residence In Sought After Ambergate
- Far Reaching Open Countryside Views
- Entrance Porch And Hallway
- Lounge And Separate Dining Room Both With Log Burner
- Comprehensively Fitted Kitchen With Appliances Integrated
- Additional Garden Room To Rear
- Two Double Bedrooms
- Luxurious Shower Room
- Rear Terraced Garden With Enclosed Surround
- Easy Access To A6, Belper, Matlock And The Peak District







## Summary

Located on Newbridge Road in the charming village of Ambergate, Belper, this superbly presented semi-detached period property offers a delightful blend of character and modern living.

The house enjoys an elevated position with far reaching, south facing countryside views over Ambergate and the countryside beyond.

Accommodation includes an entrance porch to the front which leads to an inner hallway. The home features two spacious reception rooms, including a welcoming lounge with log burner and a separate dining room that seamlessly opens to an enclosed rear garden and patio, perfect for outdoor entertaining or simply enjoying a quiet moment in nature.

The heart of the home is undoubtedly the comprehensively fitted modern kitchen, equipped with integrated appliances that cater to all your culinary needs. This space is designed for both functionality and style. Flowing from the kitchen is a contemporary garden room at the rear, providing a versatile area that can be used as a study, playroom, or simply a peaceful retreat to enjoy the views of the garden.

To the first floor is a galleried landing leading to two double bedrooms, both with open far reaching views. A luxurious shower room with a three piece suite and built in cupboards is also on the first floor.

Located within easy access to the A6, A38, M1 and neighbouring towns of Belper, Ripley and Matlock. A train station in Ambergate also provides links to The Peak District, London St Pancras and other major cities.

This characterful home is perfect for those seeking a blend of traditional charm and contemporary convenience in a picturesque setting. With its thoughtful layout and inviting atmosphere, this property is sure to appeal to a variety of buyers looking for their next home in the heart of Ambergate.

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## The Location

Ambergate is a sought-after village surrounded by beautiful open countryside and lies within the Derwent valley, offering easy access to the market town of Belper to the south, as well as Matlock Bath, Matlock, Ripley and Wirksworth which combine to offer a fabulous range of amenities within easy reach. Ambergate also boasts a train station which links to London St Pancras and other major cities. The A6 easily connects Ambergate to The Peak District and provides very easy access onto the A38 and M1.

## Accommodation

### Entrance Porch

7'3" x 3'4" (2.23 x 1.04)

Having a modern, composite double glazed door with double glazed windows to either side and above and a second double glazed window to the front providing far-reaching, countryside views. There is a feature Minton tiled floor and a cupboard housing the meters. An original doorway with leaded glass insert provides access to the inner hall.

### Inner Hall

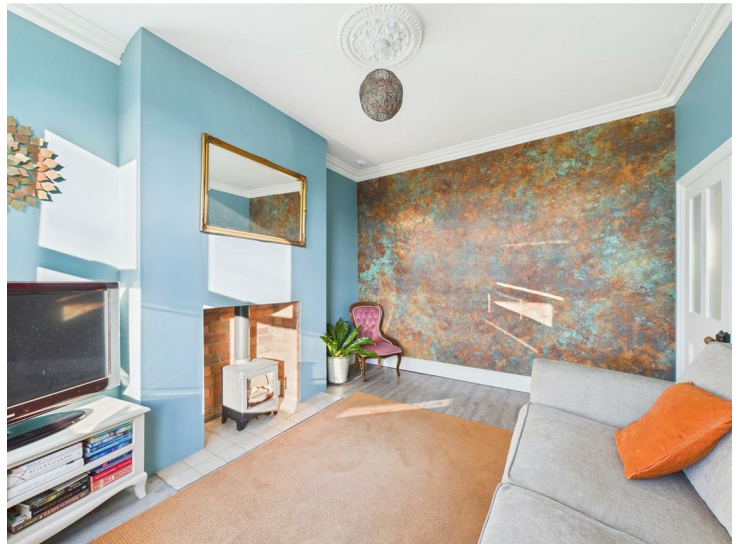
7'1" x 3'3" (2.18 x 1.00)

Having a central heating radiator, a double glazed window to the side and a wood grain effect floor. Stairs lead off to the first floor and door and access is provided to the lounge and dining room.

### Lounge

12'6" x 10'8" (3.83 x 3.26)

Having a feature fireplace with exposed brick insert and tiled hearth housing a cast iron log burning stove. There is a wood grain effect floor, two double glazed windows to the front providing far-reaching, open countryside views of the valley, a central heating radiator and original feature coving.



### Lounge View



## Dining Room

12'7" x 11'9" (3.86 x 3.59)

Having a feature cast iron fireplace housing a multi fuel stove. There is a double glazed window to the rear and double glazed French doors provide access to and views of the rear garden and patio. Having a modern column style radiator, original coving to the ceiling and a wood grain effect floor continuing through from the hallway.



## Kitchen

15'2" x 7'8" (4.64 x 2.35)

Comprehensively fitted with a range of modern base cupboards, drawers, eye level units and a larder unit with a granite work surface over incorporating a modern sink unit with stainless steel tap over. Having complementary Metro style tiling to the splash back areas and appliances include an induction hob, modern extractor hood with light, a double electric oven/microwave, a refrigerator, freezer and dishwasher. Having a modern column radiator, inset spotlighting to the ceiling, a built-in cupboard under the stairs which provides excellent storage space and porcelain tiling running throughout. Double glazed French doors provide access to the rear garden room.



## Garden Room

10'5" x 10'2" (3.20 x 3.11)

Having modern porcelain tiling continuing through from the kitchen, underfloor heating, a feature glass roof, double glazed window to the rear and double glazed bi-fold doors which provide access to and views of the rear garden and patio. There is a wall mounted electric heater.



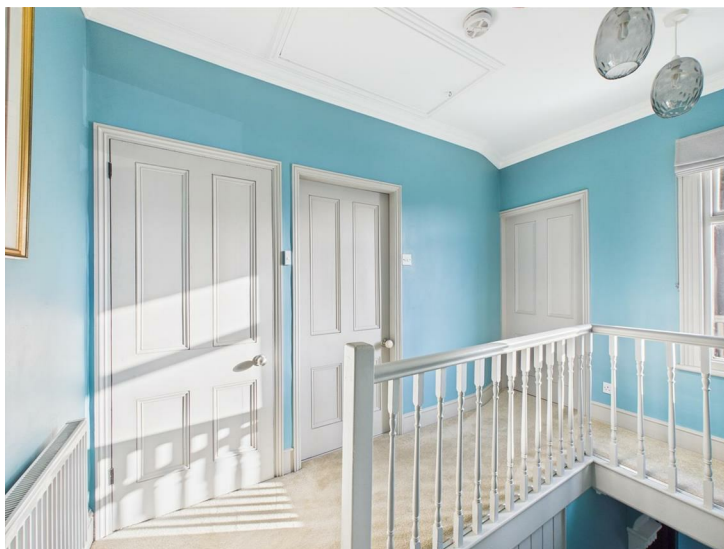
## First Floor Accommodation



### **Galleried Landing**

10'10" x 5'9" (3.31 x 1.77)

A light and airy landing with central heating radiator, a double glazed window, open balustrade and useful walk-in cupboard which provides excellent storage space. Access is provided to the roof space which has a pull down ladder, is boarded and provides scope to extend (subject to the necessary planning consents/building reg approval).



### **Bedroom One**

12'5" x 10'9" (3.79 x 3.29)

With an original cast iron fireplace, a central heating radiator and double glazed window to the front which provides far-reaching, breathtaking countryside views over Ambergate and surrounding countryside.



### Bedroom Two

11'7" x 9'5" (3.55 x 2.89)

With double glazed window to the front elevation, wall mounted radiator and decorative coving.



### Shower Room

9'4" x 7'10" (2.85 x 2.41)

a luxurious shower room appointed with a stylish three piece suite contains WC, pedestal wash hand basin and large walk in shower enclosure with central drainage point, rainfall head and shower attachment over and complementary glass shower screen. Fully tiled walls, spotlights and extractor ceiling, wall mounted period style heated towel rail, underfloor heating, a linen storage cupboard and double glazed window to the rear elevation.





## Outside

To the front elevation is a winding paved pathway that leads to the property and to the side entrance porch via a number of mature stocked flower beds and borders. To the side is a wooden gate providing access to the enclosed rear garden and patio.

The rear garden has a generous paved garden terrace with outside tap and brick built store housing a low flush WC and a wash hand basin, with light and power. The patio provides immediate access into the garden room and creates an ideal space for outside entertaining. Steps lead to an additional paved patio area with pergola over and trellising. An additional brick built store. A shaped lawn with mature borders and conifer screening provide views of the surrounding countryside and timber fenced boundaries and further mature planting enclose on all sides from neighbouring properties.

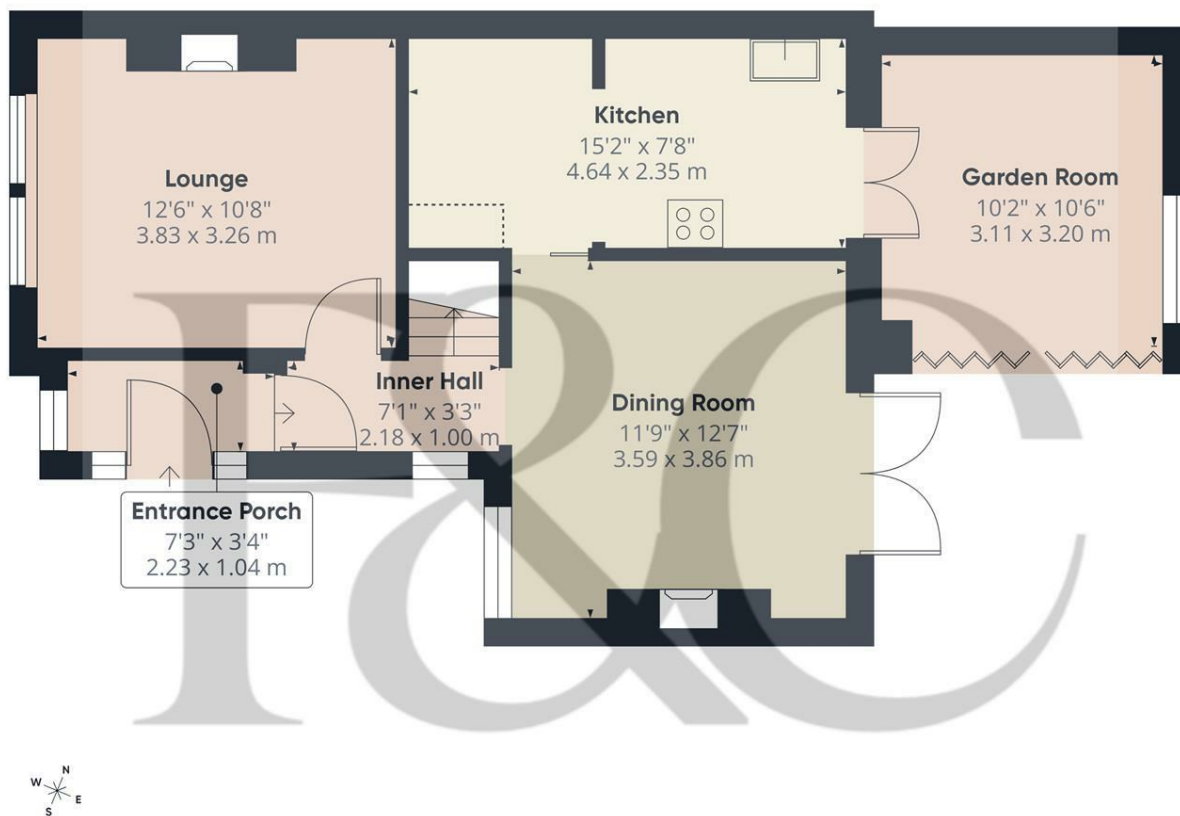




View



Council Tax Band B



Floor 0

**Approximate total area<sup>®</sup>**

561 ft<sup>2</sup>  
52.2 m<sup>2</sup>

**Reduced headroom**

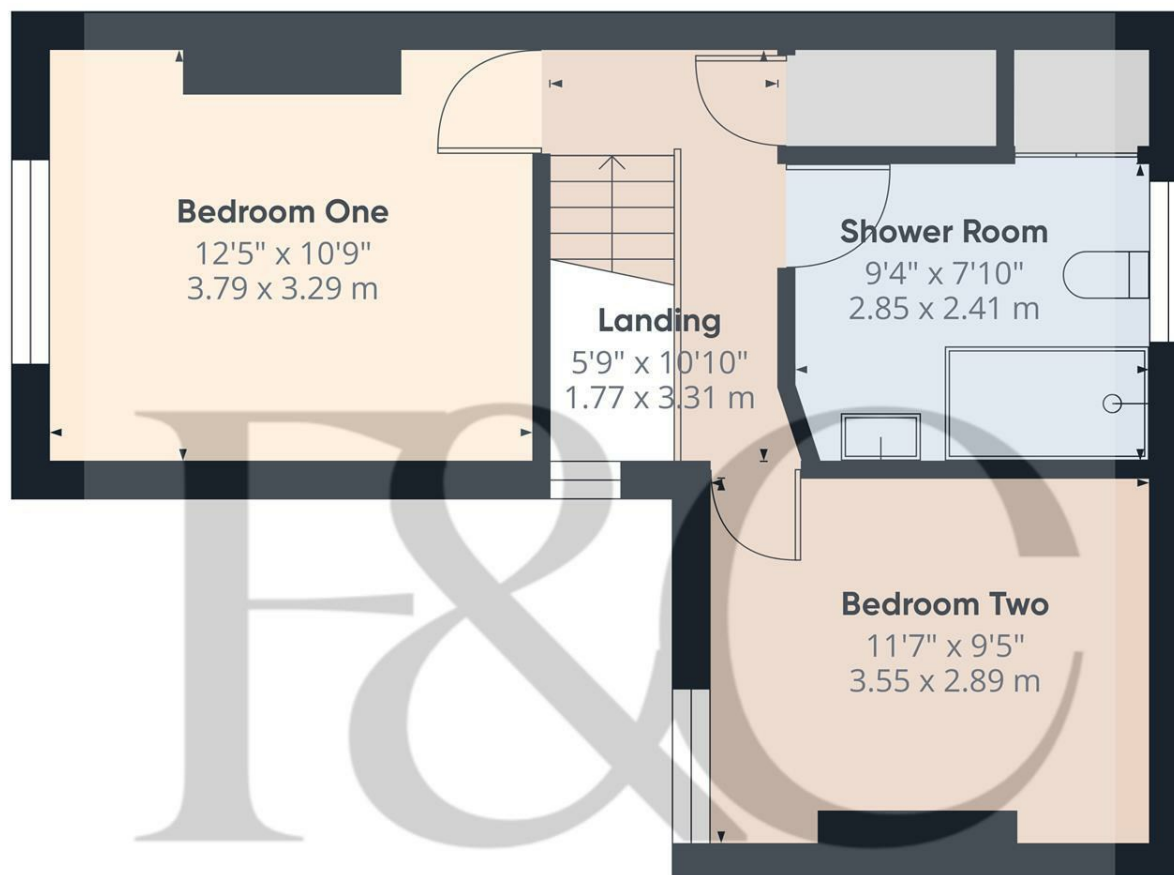
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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

**Approximate total area<sup>®</sup>**

379 ft<sup>2</sup>  
35.2 m<sup>2</sup>

(1) Excluding balconies and terraces


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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Council Tax Band: B  
Tenure: Freehold

