



£365,000

Newbridge Road, Belper DE56 2GR

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautiful Character Cottage
- Elevated Views Over Ambergate & Belper
- Three Bedrooms
- Parking to Rear
- Private Landscaped Garden With Stunning Views
- Beautifully Presented and Extended
- Living Room With Dual Aspect Log Burner
- Stunning Farmhouse Style Kitchen
- Council Tax Band C

## Property Description

New to the market is this truly stunning character cottage that benefits from an elevated position and offers wonderful countryside views with beautifully presented interior.

## Main Particulars

Derbyshire Properties are delighted to offer this extended stone cottage within the much sought-after village of Ambergate, close to Matlock and Belper. The house was originally a farm cottage and is believed to be the oldest house on the hill dating from the 1800's. The property has undergone extensive refurbishment and benefits from a superb side extension and offers parking to the rear elevation. Briefly comprising of; superb lounge with dual aspect log burner, beautiful farmhouse style kitchen with feature bay window, offering beautiful countryside views, utility area, storage cupboard, ground floor double bedroom with ensuite shower facility. To the first floor there are two further double bedrooms and bespoke bathroom suite. Externally, the property offers beautiful elevated countryside views, landscaped private gardens and roof terrace with feature balustrade. We recommend an early internal inspection to avoid disappointment.

### Ground Floor

#### Living Room

5.47m x 4.26m (17' 11" x 14' 0") Entered via composite door from the front elevation, solid wood floor covering, spiral staircase to first floor landing, steps leading to ground floor bedroom, underfloor heating, understairs storage cupboard, two double glazed mock sash windows to the front elevation, offering superb countryside view, TV point and useful storage cupboard.

The feature focal point of the room is a dual aspect cast iron log burning fire with decorative stone surround and raised hearth. Cottage style latch door leads to kitchen.

#### Kitchen

3.61m x 3.31m (11' 10" x 10' 10") This beautiful light and airy room comprises of a range of wall and base mounted units with solid woodwork surfaces incorporating a stainless steel gas range with extractor hood over, space and plumbing for American style fridge freezer, under cupboard lighting, dual aspect multifuel fire, underfloor heating and feature large bay window to the front elevation providing beautiful views. The feature focal point of the room is an island with seating space for numerous people and storage. Door opening leads to utility.

#### Utility Room

With the continuation of the kitchen cupboards with solid woodwork surfaces incorporating a Belfast sink with mixer taps and splashback tiling. Undercounter space and plumbing for dishwasher, pitched roof with more useful storage cupboards and original window to side elevation.

#### Bedroom Three (Ground Floor Extension)

3.61m x 3.31m (11' 10" x 10' 10") This versatile room can be used for a variety of purposes and is currently used as a double bedroom with ensuite shower facility. The room has spotlighting to ceiling, wall mounted radiator and double glazed mock sash window and doors lead out onto the front garden terrace. Internal cottage style latch doors leading to ensuite shower room and walk in wardrobe, providing useful storage.

#### Ensuite

This beautifully crafted wet room ensuite contains WC, wall mounted wash hand basin and double shower enclosure with central drain and wall mounted electric shower attachment over. Feature heritage tiling, wall mounted extractor fan, double glazed obscured window to the side elevation, tiled floor and wall mounted chrome heater towel rail.

#### First Floor

##### Landing

Accessed via the feature spiral staircase from the living room area, wall mounted radiator, wood floor covering and cottage doors leading into two further double bedrooms and family bathroom. A double glazed door to the rear elevation, this provides access to the rear of the property, where parking is located and Montpelier.

##### Bedroom One

3.70m x 3.59m (12' 2" x 11' 9") This light and airy room benefits from a pitched roof ceiling and the double glazed mock sash window and two Velux skylights provide high levels of natural light, they also provide beautiful elevated views over Rolling countryside. Wall mounted radiator, wood floor covering and loft access point.

##### Bedroom Two

2.3m x 2.65m (7' 7" x 8' 8") Double glazed mock sash window to the front elevation, wall mounted radiator and wood floor covering

#### Bathroom

Beautifully crafted bathroom suite comprises of a bath with main fed shower attachment over with complementary glass shower screen, sink with mixer taps and WC. Wall mounted shelving provides useful storage space bespoke cupboard houses the gas combination boiler, double glazed mock sash window to front elevation provides views, wood floor covering, wall mounted heated towel rail and spotlights and extractor fan to ceiling.

#### Externally

##### Outside

The front elevation is accessed by Newbridge Road via Steps that lead to a private courtyard garden with feature paved patio terrace that is ideal for eating and taking in the super views. Original dry stone wall with trailing provides privacy boundary to neighbouring properties, flagstone pathways, artificial grass and mature shrubbery. A recently laid paved sandstone path leads in front of the extension and continues to provide access to an additional garden terrace with attractive stone and brick wall boundaries, stocked flowerbeds and staircase leading to a raised garden terrace, with useful storage cupboards beneath.

The beautiful roof terrace benefits from metal and glass balustrade, artificial grass and offers stunning elevated views across Ambergate and Belper

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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