



£500,000

Derby Road, Belper DE56 2GE

Detached House | 5 Bedrooms | 2 Bathrooms

01773 820983

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Key Features

- Unique Detached family Home
- 5 Bedrooms, 2 Reception Rooms
- Spacious Living Accommodation Throughout
- Beautiful Open Plan Living Kitchen
- Huge Games Room/Bar
- En-Suite To Master Bedroom
- Stunning 4 Piece Bathroom Suite
- Ample Off Road Parking
- Sought After Village Location
- COUNCIL TAX BAND D

Property Description

GUIDE PRICE £500,000-£550,000A unique opportunity to acquire this beautifully renovated ex-public house located in the popular village of Ambergate, located between Matlock and Belper.

Main Particulars

*** Guide Price £500,000-£550,000***Derbyshire Properties are delighted to present a truly unique opportunity to acquire a converted public house that offers open plan living spaces, presented to a high standard. Externally the striking property benefits from a roadside location that has gardens to side and rear elevations, with a double width parking spaces. The property briefly comprises of dining room that opens up into a kitchen and a inner hallway providing a open light and airy entertaining space, living room, games room/bar, side entrance hallway, WC and utility room. The first floor landing leads to 5 bedrooms, with the master having en-suite shower room and stunning family bathroom suite. We recommend the property would ideally suit large families and extended families looking for unique, well proportioned living spaces within a village location.

Side Entrance Reception Hall

2.95m x 2.88m (9' 8" x 9' 5") Entered via a hardwood door from the side elevation into a spacious reception hall with ceramic tile floor covering, wall mounted radiator with decorative cover, double glazed window to the side elevation and access into both downstairs WC, utility room and inner hallway.

Cloakroom

0.99m x 1.54m (3' 3" x 5' 1") With the continuation of the tiled floor covering from the side entrance hallway, low level WC, double glazed obscured window and pedestal wash hand basin with tiled splashback .

Utility Room

2.62m x 2.45m (8' 7" x 8' 0") Comprising of range of wall and base mounted matching units with roll-top worksurfaces incorporating a one and 1/ half half bowl stainless steel sink drainer unit with mixer taps and complementary tiled splashback areas. Double glazed windows to the rear and side elevations, there is under counter space and plumbing for washing machine and vent for tumble dryer.

Inner Hallway

The inner hall acts as a central point for the whole property and allows for access into all downstairs rooms with a feature central staircase to the first floor landing with under stairs storage alcove.

Kitchen

3.01m x 3.11m (9' 11" x 10' 2") Comprising of a range of wall and base mounted white high gloss units with solid wood worksurface incorporating a one and a half bowl enamel sink with feature copper mixer tap. Double glazed window to side elevation, integrated dishwasher, integrated fridge, freestanding gas range oven with double extractor canopy over, additional window to the rear elevation and tiled floor covering.

Dining Room

3.65m x 5.45m (12' 0" x 17' 11") Accessed via the front entrance porch, double glazed French doors to the front elevation, wall mounted radiator, wood floor covering, access to inner hallway and feature double internal doors leading to lounge. The feature focal point of the room is an open fire open (not checked) with beautiful surround, tiled backdrop and marble hearth.

Large Living Room

5.50m x 3.48m (18' 1" x 11' 5") Located to the front of the property is the spacious living room for all the family with decorative wall lighting, TV point, decorative coving and double glazed window to the front elevation. The feature focal point of the room is a cast iron gas stove fire set within a chimney recess with attractive exposed stone lintel over.

Games Room/Bar

7.87m x 3.46m (25' 10" x 11' 4") This extremely well proportion room has a variety uses, but it's current use is a entertaining bar and games room area. It benefits from double glazed windows to the side elevation that provide high levels of natural light with additional door leading to the side garden. With tiled floor covering, wall mounted radiator with decorative cover and bar with seating space and space for fridge/freezer.

Cellar

10' 6" x 4' 9" (3.20m x 1.45m) With power and light. Leading to:

Cellar (two)

18' 2" x 10' 8" (5.54m x 3.25m) With power and lighting.

First Floor Landing

2.99m x 3.38m (9' 10" x 11' 1") Accessed via the inner hallway is this two tiered landing that provides access to all bedrooms and bathroom. Wall mounted radiator and double glazed window.

Bedroom 1

3.66m x 3.71m (12' 0" x 12' 2") With double glazed dual aspect windows to front and side elevations, original exposed floorboards, TV point, space for wardrobes, wall mounted radiator, decorative coving and internal door giving access to en-suite.

En-Suite

1.74m x 1.93m (5' 9" x 6' 4") With encased WC and a beautiful ornate vanity unit with inset sink and mirrored backdrop with down lighter, feature shower enclosure with main fed shower and attachment over and tiled floor covering.

Bedroom 2

3.63m x 5.35m (11' 11" x 17' 7") Currently used as the master suite and benefiting from double glazed windows to the side elevation, painted original floorboards, TV point and wall mounted radiator.

Bedroom 3

4.23m x 3.40m (13' 11" x 11' 2") With three double glazed windows to the rear elevation, double glazed sealed unit door allowing for access onto rear garden, wall mounted radiator fitted and storage cupboard.

Bedroom 4

3.12m x 3.21m (10' 3" x 10' 6") With double glazed window, wall mounted radiator and feature fireplace.

Bedroom 5

3.09m x 2.88m (10' 2" x 9' 5") (currently used as a study) with double glazed window to side elevation, wall mounted radiator with decorative cover, picture rail and Internet connection points.

Superb Family Bathroom

3.01m x 3.09m (9' 11" x 10' 2") This beautifully designed bespoke bathroom suite provides a well proportioned four piece bathroom to include a high-tech electric Japanese toilet, modern open vanity unit, oval spa bath with embedded centrally mounted taps and large wet room shower with rainfall head shower attachment, additional shower attachment, central drainage point and attractive tiling. There is exposed style brick walls, ceramic tiled wood effect floor covering with smart controlled under floor heating, double glazed obscured windows, period heated towel rail, decor or lighting, spotlights and extractor fan to ceiling.

Outside

To the front elevation is a double width parking area with gated access onto a gravelled parking area that provides parking for additional 2 to 3 vehicles. There is also additional parking to the side elevation for 2/3 cars. A spiral staircase then leads to a modern timber entertaining terrace with trellising, covered seating areas and barbecue area. Timber fenced boundaries and close from neighbouring properties, and a further garden can be found to the rear elevation.

The rear garden comprises of a full width slate patio area with raised lawn enclosed by timber fenced and hedge row boundaries with gated access onto toad moor lane.

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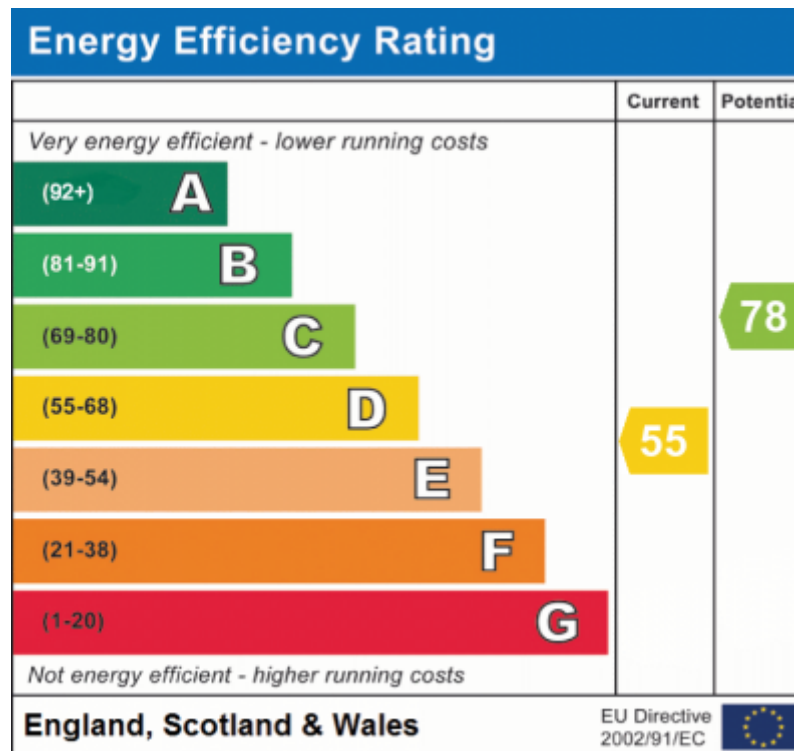
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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