



£200,000

West Bank, Belper DE56 2GF

| 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- End Of Terrace Character Cottage
- 2 Bedroom, 1 Reception Room
- Professionally Landscaped Gardens
- Superb Elevated Views
- Ideal First Home Or Downsize
- Semi Rural Position
- View Absolutely Essential!
- COUNCIL TAX BAND B

## Property Description

New to the market is this superbly presented character cottage benefiting from an elevated location that supplies beautiful countryside views.

## Main Particulars

Derbyshire properties are pleased to offer for sale this beautifully presented, characterful cottage located in the popular village of Ambergate. The property is situated in an elevated position that provides beautiful views over the surrounding countryside. Internally the property offers a beautiful lounge with log burner, kitchen, storeroom and lean to. To the first floor a landing leads to 2 double bedrooms and bathroom. Externally, the property offers gardens to the front and rear elevations that have been professionally landscaped to a high standard. We recommend the property would ideally suit first time buyers and those potentially looking to downsize.

### Living Room

Entered via composite door from the front elevation, double glazed window providing stunning elevated views, wall mounted radiator, staircase to 1st floor landing with useful under stairs storage cupboard. The feature focal point of the room is a log burning cast-iron fire set within a chimney with attractive stone lintel and exposed brick backdrop.

### Kitchen

Comprising of a range of wall and base mounted units with roll-top work surfaces incorporating a single stainless steel sink drainer unit with mixer taps and tiled splashback areas. Undercounter space and plumbing for washing machine, space for gas cooker, vinyl floor covering, wall mounted radiator, extractor fan and double glazed window to front elevation benefiting from superb views.

### Rear Hall

With vinyl floor covering and internal doors accessing both the storeroom/pantry and lean to.

### Store Room/Pantry

With window to the rear elevation, shelving and wall mounted RCD unit .

### Landing

Accessed via the main living room with internal doors accessing all bedrooms and bathroom, ceiling mounted loft access point.

### Bedroom 1

With double glazed window to the front elevation with stunning views, fitted wardrobes and dressing table, wall mounted radiator.

### Bedroom 2

(currently used as the master bedroom) with double glazed window to the rear elevation overlooking the delightful rear garden. Wall mounted radiator and range of

fitted wardrobes that provide useful storage and hanging space.

#### Bathroom

Comprising of a three-piece suite to contain WC, pedestal wash hand basin and wood panelled bath with wall mounted electric shower attachment over and complimentary glass shower screen. Part wall tiling, tiled floor covering, double glazed obscured window and wall mounted radiator.

#### Outside

To the front elevation is a delightful tiered garden that has been professionally landscaped with paved patio area and a range of stock flowerbeds and borders. Off street parking and potential garage space.

The rear garden is also professionally tiered with a range of flowerbeds and borders, and paved pathways.

To the rear of the garden is Dunge Woods that provides a private and peaceful outlook.

#### 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.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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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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