



3 Chase Farm Matlock Road

Ambergate, Belper, DE56 2HH

Offers Over £310,000



Home2sell are delighted to offer this two bedroomed character property enjoying an enviable position within the Chase Farm development which is an exclusive development of character/contemporary homes on the edge of the Peak District enjoying fine views over the Derwent Valley. The property is finished to an exceptional high standard for which the builder Chevin Homes is renowned. The double glazed gas centrally heated accommodation comprises in brief of Lounge with feature log burning stove and a beautiful fitted breakfast kitchen having built in appliances. To the first floor landing two well proportioned bedrooms and a luxury family shower room having a three piece suite. Outside to the front a fore garden and parking. A special feature of the sale is delightful rear garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear making and ideal space for el fresco dining and entertaining which gives way to a generous lawn area with gated access to a paddock area. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Lounge

13'10" x 10'5" (4.22m x 3.20m)

This beautiful generously proportioned room is entered via a traditional door with glazed insert, double glazed window to the rear elevation enjoying a fine aspect and garden view, recessed ceiling lighting, Amtico wood grain effect flooring and television point. The focal point of the room is an inset log burning stove set on a raised polished slate hearth exposed lintel and surround with stone back drop. Central heating radiator, cupboard housing the electric consumer unit and cupboard housing the Vaillant gas boiler which services the domestic hot water and central heating system.

Kitchen

15'2" reducing x 12'5" x 8'7" (4.64m reducing x 3.79m x 2.62m)

Having a range of base wall and matching drawer units with quartz work surfaces over incorporating an inset one and a half stainless steel sink drainer unit with a chrome Swan neck mixer tap. Quooker tap, integrated NEFF Automatic washing machine, Neff induction hob with stainless steel extractor canopy over and a NEFF fan assisted electric oven. Wine cooler, integrated fridge and freezer, under unit lighting, recessed ceiling lighting and breakfast bar. Amtico wood grain effect flooring and stairs off to the first floor landing.

To the first floor landing

Having a double glazed window to the front elevation,, access to the loft void and ceiling light.

Bedroom One

12'6" x 9'5" (3.83m x 2.89m)

This generously proportioned room has a double

glazed window to the rear elevation enjoying a fine aspect and view, central heating radiator, recessed ceiling lighting and ceiling lighting. Television point.

Bedroom Two

11'1" x 6'1" (3.38m x 1.86m)

Having a double glazed window to the rear elevation enjoying a fine aspect and views, central heating radiator and ceiling lighting.

Luxury Family Shower

Having a beautiful three piece suite comprising of a close couple WC, vanity hand wash basin with built in cupboard and walk in shower cubicle having a thermostatically controlled shower with rain head and hand held attachment. Chrome ladder style heated towel rail, complimentary tiling, double glazed window and recessed ceiling lighting.

Outside

Outside to the front a fore garden laid to lawn.

A special feature of the sale is delightful rear garden which enjoys a most pleasant aspect having a patio terrace immediately to the rear making and ideal space for el fresco dining and entertaining which gives way to a generous lawn area with gated access to a paddock area.

There is ample parking to the front of the property.

Area

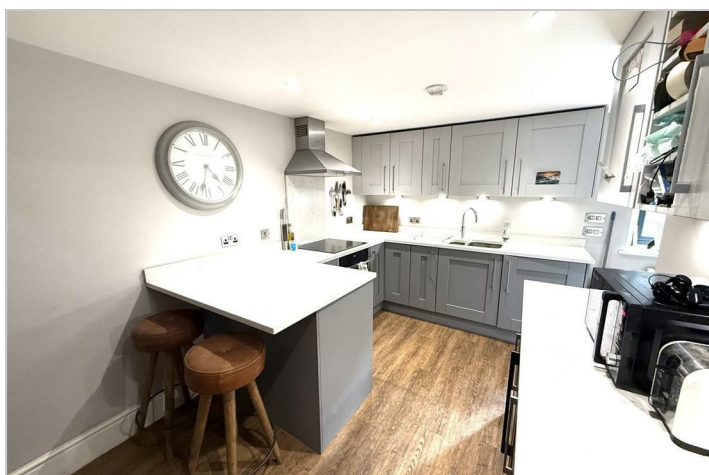
The village of Ambergate is highly convenient and offers a good range of local amenities to include a general store, village inn, well regarded educational facilities and bus services. It is approximately two miles from Crich, famous for the Tramway Museum

and is convenient for Belper (four miles to the south), Matlock (eight miles to the north), Nottingham (sixteen miles to the east) and Junction 26 of the M1 motorway (thirteen miles). Junction 28 is conveniently placed approximately seven miles away. There is fast access onto the A38 for derby city centre (twelve miles to the south) which offers a comprehensive range of amenities.

The nearby open countryside, with the River Derwent, offers some spectacular scenery and delightful country walks. The famous market town of Ashbourne, known as the Gateway to Dovedale and the Peak District National Park.

Directional Note

Proceed out of Belper along the A6 north, continue for a considerable distance before entering the village of Ambergate pass the Hurt Arms on the left hand side travel along the A6 for a short distance where you will find the Chase Farm development on the left hand side by our distinctive Home2sell distinctive For Sale board.



Road Map



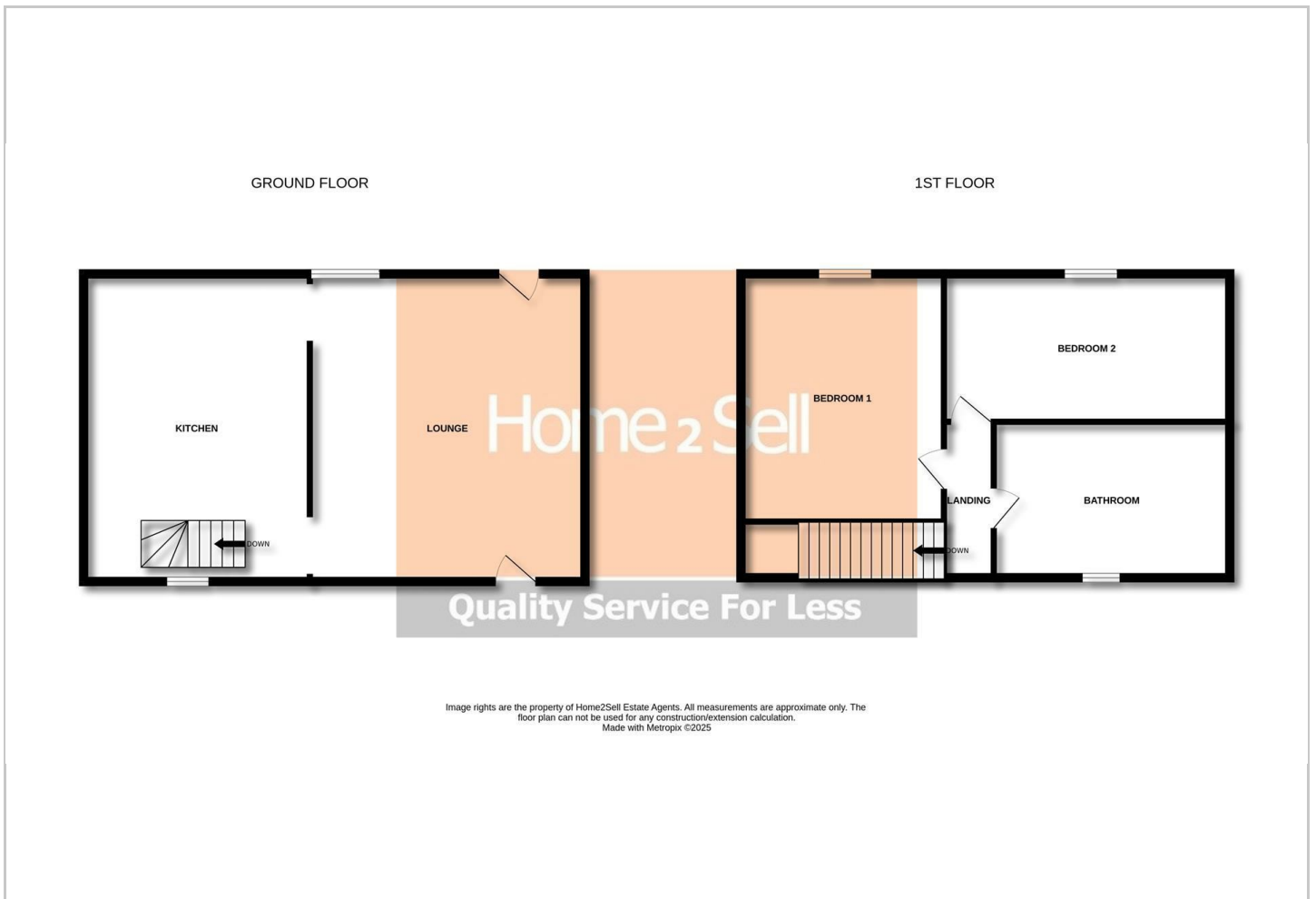
Hybrid Map



Terrain Map



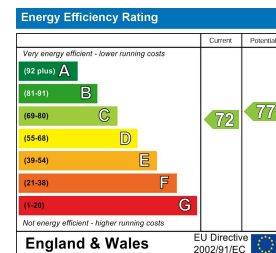
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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