



£225,000

Amber Road, Belper DE56 2FE

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Three Bedrooms & Two Reception Rooms
- Stunning Rear Garden
- Beautifully Presented Throughout
- On Street Parking
- Council Tax Band B
- Conservatory
- Unusually Large Country Garden
- Ideal Family Purchase
- Viewing Advised

## Property Description

An opportunity to acquire this spacious three-bedroom semi-detached family home, situated in the village of Bullbridge, close to Ambergate and Belper.

## Main Particulars

Welcome to this charming three-bedroom semi-detached home in the sought-after village of Ambergate.

Ideal for families or professionals, this well-presented property blends traditional character with modern comfort in a peaceful, friendly community. Inside, you'll find two versatile reception rooms, a spacious hallway, and a well-laid-out kitchen with room for dining and views over the rear garden. Upstairs offers three generous bedrooms and a family bathroom, all neutrally decorated and full of natural light.

The rear garden is a true highlight—private, well-maintained, and perfect for relaxing, entertaining, or family playtime. On Street parking to the front adds extra convenience. Located close to local shops, schools, and transport links, and surrounded by beautiful countryside, this home offers the best of both worlds—tranquillity and accessibility.

A perfect opportunity for first-time buyers, growing families, or those looking to enjoy village life in Derbyshire. Contact us today to arrange a viewing.

### Entrance Hall

Accessed via the front elevation entrance door, with staircase leading to the first-floor landing, useful storage alcove, wall mounted radiator, wood floor covering, and internal door providing access to:-

### Lounge/Diner

Featuring a double glazed window to the front elevation offering elevated countryside views, wall-mounted radiator, TV point, and a charming feature fireplace with exposed timber lintel and stone hearth. The dining area includes a further radiator and a double glazed window overlooking the rear garden.

### Kitchen

Fitted with a range of wall and base mounted units with roll-top work surfaces incorporating a single sink and drainer unit with mixer tap and complementary tiled splashbacks. There is a wall-mounted gas combination boiler, under-counter space and plumbing for a washing machine, space for a gas cooker with stainless steel extractor canopy above, under-cupboard lighting, tiled floor covering, and double glazed windows to the rear and side elevations.

### Utility Room

Offering space and plumbing for tumble dryer and fridge/freezer, under-stairs storage alcove, and a double glazed uPVC door leading to:

### Conservatory

Constructed from uPVC units with doors opening to both the front and rear elevations. Currently used as a dining space, this versatile room enjoys 180° views over the rear and side gardens.

### First Floor

### Landing

Accessed via the main entrance hallway with a double glazed window to the side elevation, ceiling-mounted loft access point, and internal doors providing access to all three bedrooms and the bathroom.

### Bedroom 1

With double glazed window to the front elevation offering superb elevated views across Bullbridge and Ambergate. Wall mounted radiator and space for wardrobes.

### Bedroom 2

With a double glazed window to the rear elevation, wall mounted radiator, and useful storage recess.

### Bedroom 3

Having a double glazed window to the side elevation and wall mounted radiator.

### Bathroom

Appointed with a modern three-piece white suite comprising a low flush WC, vanity wash hand basin, and panelled bath with mains-fed shower and glass screen over. Finished with complementary tiled splashbacks, wood effect flooring, chrome heated towel rail, and double glazed obscured windows to both the rear and side elevations.

### Outside

At the front elevation is an area of lawn with well-stocked flowerbeds and borders, together with a pathway leading to the main entrance. A side pathway provides access to the superb rear and side gardens. The large rear garden is divided into three main usable areas by attractive stone walling. The first area comprises a lawn and an entertaining patio terrace enclosed by mature trees and hedgerow boundaries. The second area offers a further lawn with garden shed and an archway leading to a productive vegetable garden with a glass greenhouse. Beyond this lies a spacious patio area enjoying beautiful elevated views and offering high levels of privacy from neighbouring properties, complemented by mature planted borders. Directly outside the side elevation is an additional lawned area enclosed by stone wall boundaries, currently utilised as a children's play area.

### 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.





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>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</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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