



£325,000

Amber Hill, Matlock DE4 5BZ

Detached Bungalow | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- ***GUIDE PRICE
£325,000-£350,000***
- Detached Chalet Bungalow
- 3 Bedrooms
- Large Family Bathroom
- Sought After Village
Location
- Landscaped Garden
- Large Driveway &
Detached Garage
- Quiet Cul De Sac Position
- Viewing Advised
- Council Tax Band C

Property Description

*** GUIDE PRICE £325,000-£350,000*** Situated within a quiet cul-de-sac in the highly regarded village of Crich, this spacious detached chalet bungalow offers versatile accommodation and excellent outdoor space.

Main Particulars

*** GUIDE PRICE £325,000-£350,000*** Derbyshire Properties are delighted to present for sale this well-appointed three-bedroom chalet bungalow, ideal for families or those seeking flexible living. The accommodation briefly comprises: entrance hallway, guest cloakroom/WC, kitchen, spacious lounge/dining room, two ground-floor bedrooms and a bathroom. To the first floor, a landing provides access to a further double bedroom (currently used as a games room) and a generous four-piece family bathroom. Externally, the property benefits from a low-maintenance gravel frontage providing additional off-road parking, a tarmac driveway to the side elevation, and double gates leading to further parking, a detached garage and a landscaped rear garden.

Side Entrance Hall

Accessed via a UPVC door from the side elevation into a light and airy reception space. Featuring tiled flooring, wall-mounted radiator and staircase rising to the first-floor landing.

Lounge/Diner

Positioned to the rear of the property, this spacious dual-purpose room features solid wood flooring, decorative wall lighting, TV point and wall-mounted radiator. Double-glazed French doors provide direct access to the rear garden. The focal point of the room is a wall-mounted stainless-steel electric fire.

Guest Cloakroom/WC

Located beneath the stairs and fitted with a low-level WC and slimline vanity unit. Tiled flooring, spotlights to the ceiling and a double-glazed window to the side elevation.

Kitchen

Fitted with a range of wall and base-mounted units with modern flat-edge work surfaces, incorporating a one-and-a-half bowl sink with mixer tap and tiled splashbacks. Space for a gas range with stainless-steel splashback and extractor canopy over, integrated dishwasher, under-counter plumbing for a washing machine and space for an American-style fridge freezer. Additional features include under-cupboard lighting and a double-glazed window to the rear elevation.

Bedroom 1

Double-glazed window to the front elevation, wall-mounted radiator and wood-effect flooring.

Bedroom 2

Double-glazed window to the front elevation, wall-mounted radiator and wood-effect flooring.

First Floor

Landing

Accessed via the main hallway, featuring spotlights to the ceiling, loft access and a double-glazed window to the side elevation.

Bedroom 3/Games Room

A spacious double room currently used as a games room, with a double-glazed Velux window to the rear elevation, wall-mounted radiator and TV point.

Family Bathroom

Comprising a modern four-piece white suite including a low-level WC, pedestal wash hand basin, tiled-front bath and a large shower enclosure with mains-fed shower. Fully tiled walls, spotlights to the ceiling, chrome heated towel rail, storage within the roof eaves and a double-glazed obscured window.

Outside

To the front elevation is a low-maintenance gravelled area providing additional off-road parking. A two-car tarmac driveway runs along the side of the property with double security gates leading to further parking and a detached garage fitted with an up-and-over door, light and power.

The rear garden has been professionally landscaped and offers a large L-shaped paved entertaining terrace, a generous lawned area, timber fence boundaries and an external sun awning. A partitioned section creates a low-maintenance bar area, currently utilised as a chicken run and coop.

Disclaimer

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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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