Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

24 Hawkins Drive, Ambergate, Belper, DE56 2JN

£275,000

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A beautifully presented traditional semi detached family home situated in a quiet cul de sac location in the popular village of Ambergate. There is a driveway, garage and rear garden enjoying views. Viewing is strongly recommended.

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The well maintained and beautifully presented accommodation comprises an open porch, entrance hallway, lounge with bay window and an open plan living dining kitchen to the rear. To the first floor there are three good sized bedrooms and a family bathroom.

Benefitting from UPVC double glazed windows and doors and gas central heating fired by a combi boiler.

To the front of the property is a walled fore garden with steps to the front door. A driveway to the side provides off road parking and leads to a garage. The rear garden is laid to lawn with raised beds and an elevated decked seating area, perfect for alfresco dining and enjoying the open views.

Ambergate is a popular village forming part of the World Heritage corridor between Derby and Matlock. It has a busy railway station, excellent primary school and convenience store with many local countryside walks. Benefitting from easy access to Derby and Nottingham via major road links ie A38, M1 and A6, which provides the gateway to the stunning Peak District.

ACCOMMODATION

A composite half glazed entrance door allows access.

ENTRANCE HALLWAY

There is wood effect flooring, radiator, useful under stairs cupboard with light, power, window to the side and stairs climb off to the first floor.

LOUNGE

12' x 13'11 into bay (3.66m x 4.24m into bay)

A naturally light room with polished floor boards, picture rail, in-built cabinet with shelving, TV aerial point and a recessed fireplace with patterned tiled hearth and oak mantel shelf.

DINING KITCHEN

24'4 x 12'3 overall measurements (7.42m x 3.73m overall measurements)

DINING AREA

12'5 x 12'3 (3.78m x 3.73m)

There is wood effect flooring, recessed fireplace with wooden mantel shelf, radiator and UPVC double glazed French doors.

KITCHEN

Beautifully appointed with a range of base cupboards, drawers and eye level units with wood block effect work surface over incorporating a porcelain sink drainer with mixer taps and splash back tiling. Integrated appliances include an electric oven, induction hob, microwave, dishwasher and fridge. Having matching wood grain flooring, inset spot lighting and a UPVC double glazed window overlooking the garden and views

FIRST FLOOR LANDING

There is a UPVC double glazed window to the

side elevation, radiator and access to the part boarded roof void via a ladder with light.

BEDROOM ONE
12'4 x 11'6 (3.76m x 3.51m)
Having a UPVC double glazed window to the front elevation and a radiator.

BEDROOM TWO
11'5 x 11'3 (3.48m x 3.43m)
There is a radiator and a UPVC double glazed window to the rear elevation enjoying views.

BEDROOM THREE
8'10 x 6'8 (2.69m x 2.03m)
Having wood effect flooring, radiator, coving and a UPVC double glazed window to the front elevation.

FAMILY BATHROOM
Beautifully appointed with a three piece suite comprising a panelled bath with a thermostatic shower and glazed screen, vanity wash hand basin and a low flush WC. there is complementary tiling, patterned tied flooring, inset spot lighting, extractor fan, radiator and a UPVC double glazed window to the rear elevation. A built-in cupboard houses a combi boiler (serving the domestic hot water and central heating system).

OUTSIDE
To the front of the property is walled fore garden with steps leading to the front door with access to the side and rear. A driveway provides off road parking and leads to a detached garage.

GARAGE
17'2 x 9'2 (5.23m x 2.79m)
Having an up and over door, light, power and a door to the rear.

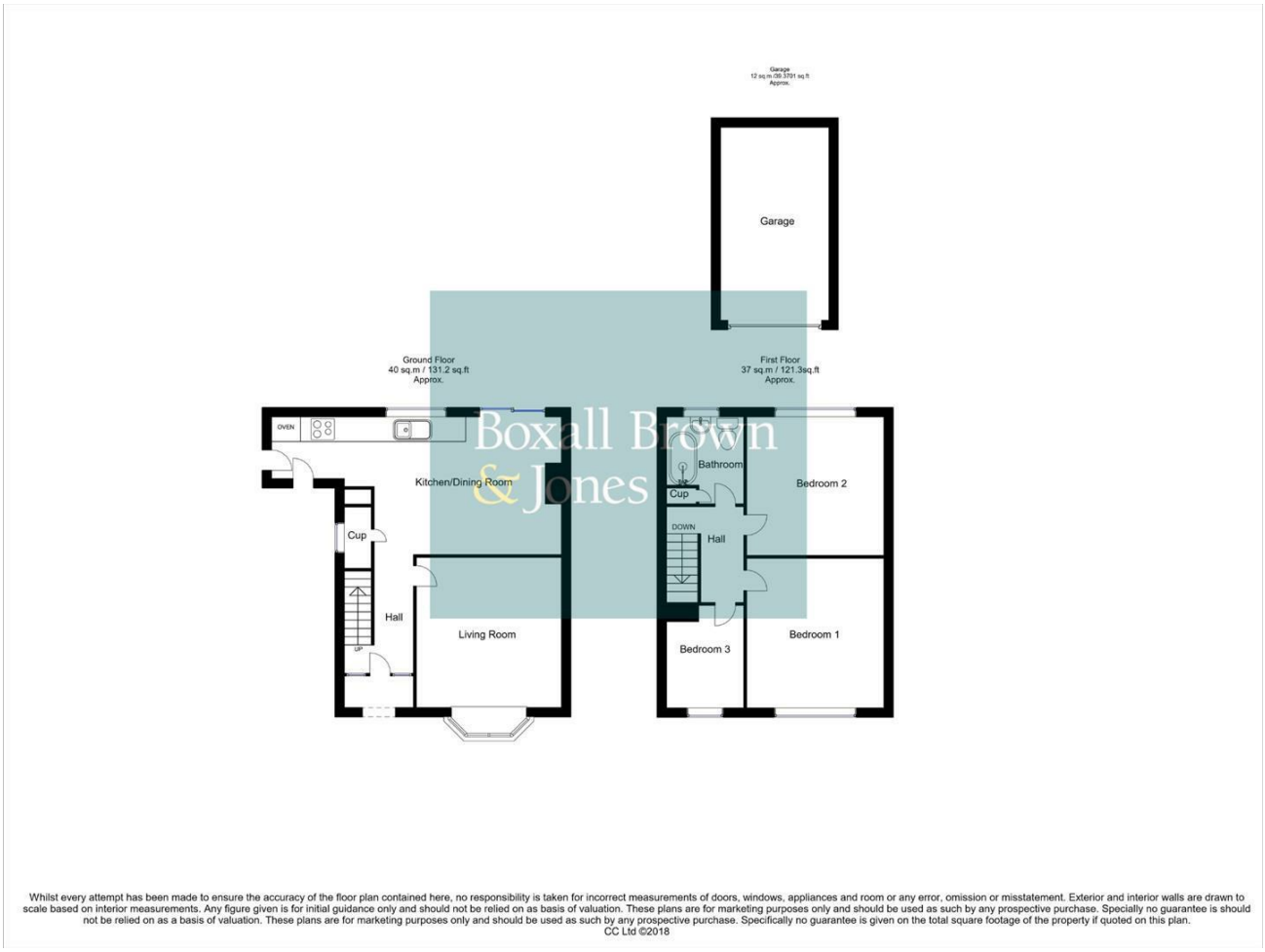
GARDEN
The rear enclosed garden is laid to lawn with raised beds and flower borders. There is an elevated decked seating area, perfect for alfresco dining and enjoying the open views.

Road Map

Hybrid Map

Terrain Map

Floor Plan



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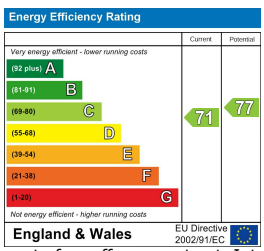
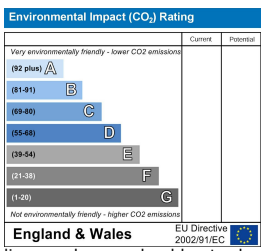
Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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