



## 7 Riversdale, Ambergate, Derbyshire, DE56 2EU

**£299,950**

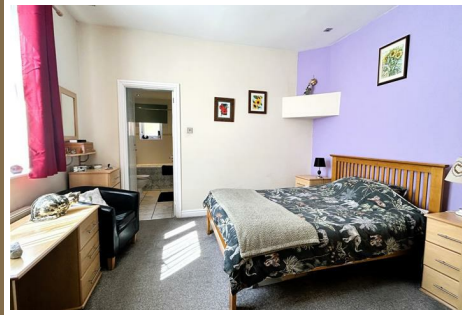


The individually styled bungalow offers deceptively spacious yet versatile 3 bedroomed accommodation. The well presented and low maintenance property has a driveway, well stocked landscaped gardens enjoying countryside views. Viewing is highly recommended.



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The light and spacious accommodation offers versatile accommodation comprising: an open plan dining kitchen which opens into the lounge area. The central entrance hallway has access into the lean-to conservatory. Three good sized bedrooms (master with en-suite bathroom) and a shower room.

Benefitting from gas central heating fired by a condensing boiler and upvc double glazed windows and doors.

Externally the driveway provides ample off road parking and leads to a tiered landscaped garden, which is laid to lawn with a gravelled seating area, perfect for alfresco dining. Having established flower beds, vegetable plot and wooden garden shed.

Conveniently situated within easy reach of Belper, Crich, Ripley and close to excellent road links: A38 & M1 to Derby and Nottingham, whilst the A6, provides the gateway to the stunning Peak District. Ambergate is a popular village with a railway station, petrol station and convenience store, pubs, restaurants, ample country walks and beautiful views.

## ACCOMMODATION

A UPVC entrance door opens into :

## KITCHEN/DINER

18'0" x 8'7" (5.49 x 2.62)

Appointed with a modern range of light oak base cupboards, drawers and eye level units with granite effect work surface over incorporating a stainless steel sink drainer with chrome mixer tap and splash back tiling.

Integrated fan assisted oven, four ring gas hob with brushed steel extractor hood, space for a fridge freezer and plumbing for a washing machine. There is wood effect laminate flooring, recessed spot lights to the ceiling, two wall lights. The kitchen is open into a dining area with a radiator. two upvc double glazed windows to the side elevation and a Velux roof light to the ceiling providing lots of additional light. Open into :

## LOUNGE

12'10" x 11'10" (3.91 x 3.61)

Being open from the dining area, with superb high ceilings making the space a light and airy room. With a UPVC double glazed window to the front elevation, wood grain effect flooring, ceiling light, radiator and modern wall mounted living flame feature gas fire.

## CENTRAL ENTRANCE HALLWAY

Opening from the rear conservatory with a UPVC double glazed door, wood grain effect laminate flooring, recessed spot lights, radiator and access to the part boarded loft space.

## PRINCIPAL BEDROOM

12'6" x 12'0" (3.81 x 3.66)

With a UPVC double glazed window to the rear elevation, recessed spot lights to the ceiling, wall mounted radiator, built in display shelf and doorway to the en-suite bathroom.

## ENSUITE BATHROOM

With UPVC double glazed opaque window to the side elevation, ceramic tiled flooring, recessed spot lights to the ceiling, heated towel

radiator, pedestal wash hand basin with chrome mixer tap, P shaped bath with swan neck mixer tap with mains fed shower over, low level w.c, and an airing cupboard housing a Ideal combination boiler.

### **BEDROOM TWO**

12'4" + ALCOVE x 11'8" (3.76 + ALCOVE x 3.56)

An irregular shaped room with UPVC double glazed window to the front elevation, recessed spot lights to the ceiling, radiator and a built in storage cupboard housing the electric consumer unit.

### **BEDROOM THREE**

7'2" x 13'1" (2.18 x 3.99)

With a UPVC double glazed window to the front elevation, recessed spot lights to the ceiling and a wall mounted radiator.

### **SHOWER ROOM**

With ample room for a bath if required but currently housing a corner glazed shower enclosure with splash back tiling and mains fed shower, low level flushing WC and a vanity wash hand basin with chrome mixer tap over and storage cupboards beneath.

### **CONSERVATORY/ENTRANCE LOBBY**

14'3" x 5'10" (4.34 x 1.78)

With UPVC double glazed windows and timber doors to each side, stone pavings to the floor and two skylights windows.

### **OUTSIDE**

With low level maintenance chippings to the border behind the reclaimed brick boundary wall, block paved footpath and gated access to the rear of the property. There is a stone chipping driveway providing off road parking for two vehicles and a cold water tap.

### **GARDEN**

To the rear of the property there is a superb manicured garden with a paved patio area and steps leading up to well proportioned gravelled patio with timber garden shed and steps leading up to the split level lawn. There are hedges to the boundary.



## Road Map



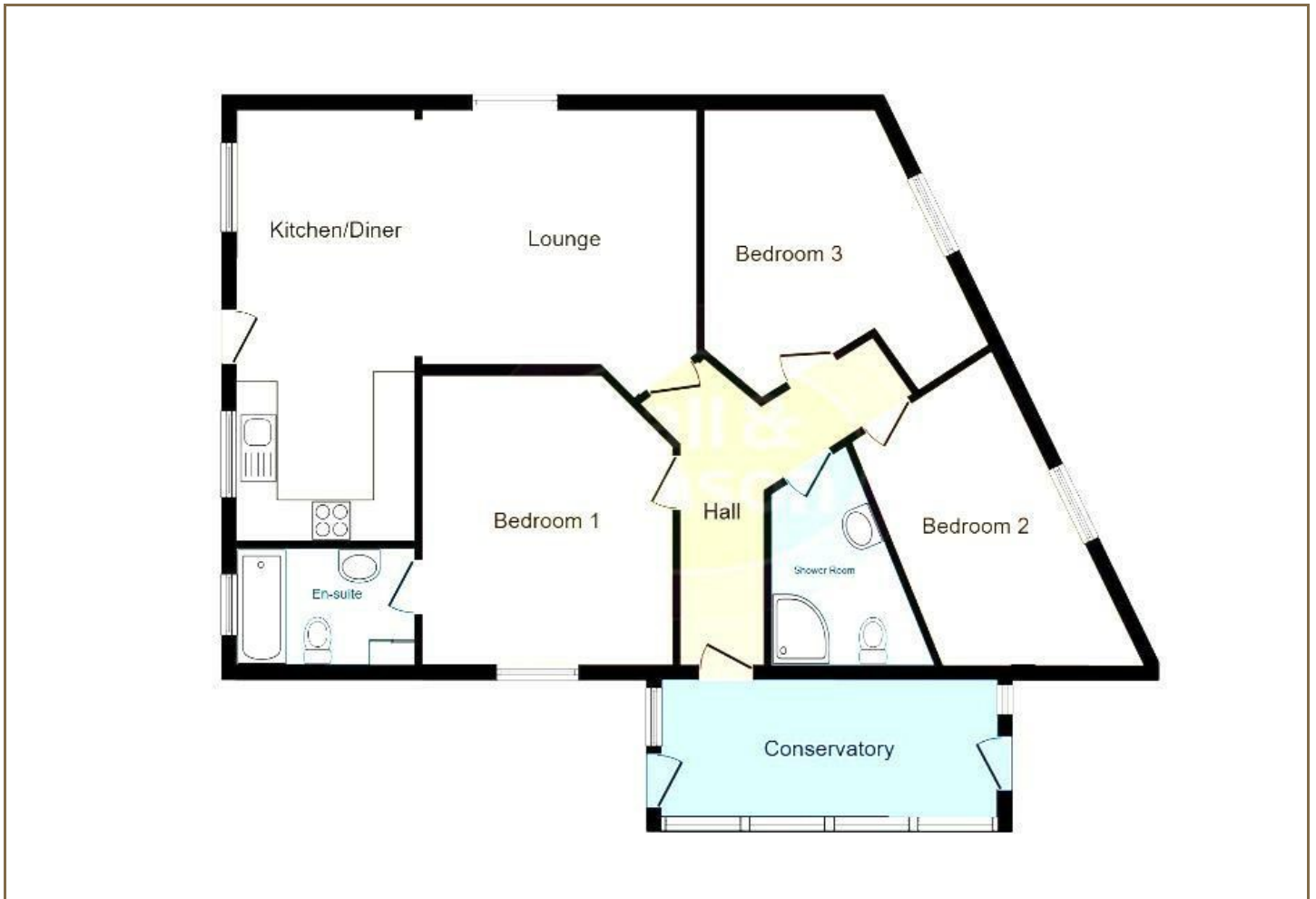
## Hybrid Map



## Terrain Map



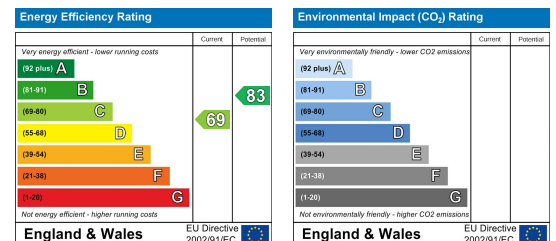
## Floor Plan



## 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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