



## 5 Moorlands Road, Ambergate, Belper, DE56 2JB

**£425,000**



An immaculately presented modern family home situated on an exclusive development in the sought after location of Ridgeway. The superb four bedroomed family accommodation with a conservatory has a generous driveway, garage, and landscaped gardens with countryside views. Viewing is highly recommended.



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The welcoming accommodation comprises a reception hallway, sitting room with feature fireplace, dining room, conservatory, impressive fitted kitchen, and a guest WC. To the first floor there is a galleried landing, four goodsized bedrooms (principle with ensuite) having fitted furniture, and a luxury family bathroom.

The property benefits from quality UPVC double glazed windows and doors, a replacement, energy efficient conservatory roof with 10 year warranty, gas central heating via a modern Worcester Bosch boiler still within warranty, fitted with fiber optic, and a security alarm system.

Externally, the property has a generous driveway, having been upgraded providing ample off road parking for up to four cars and leads to an integral garage. The rear landscaped gardens are well stocked with established flowering plants with a sunny patio that is perfect for alfresco dining and enjoying the countryside views.

Ridgeway is a sought after location within the popular village of Ambergate. Having excellent local amenities including primary school, railway station, convenience store, popular restaurants and many local countryside walks. Having easy access to Derby and Nottingham via major road links ie A6, A38 and M1, whilst providing the gateway to the stunning Peak District.

## ACCOMMODATION

### RECEPTION HALLWAY

A composite entrance door with glazed insert allows access. Stylish wood effect flooring, radiator, telephone point, coving, UPVC double glazed window, built-in cloaks cupboard and stairs lead off to the first floor.

### GUEST WC

Appointed with a low flush WC and pedestal wash hand basin with patterned splash back tiling, wood effect flooring, radiator and extractor fan.

### SITTING ROOM

16'1" x 10'3" (4.90m x 3.12m)

A naturally light room with generous UPVC double glazed window to the front, a multi fuel stove, TV aerial point, telephone point, radiator with bespoke cover, coving and opens into the dining room.

### DINING ROOM

10'2"x 8'10" (3.10mx 2.69m)

Having wood effect flooring, radiator coving and sliding patio doors open into :

### CONSERVATORY

9'4" x 8'5" (2.84m x 2.57m )

Constructed with a brick built base, UPVC double glazed windows, double doors and quality, replacement, energy efficient insulated roof with a 10 year warranty. There is light, power, slimline electric heater and ceramic tiled flooring.

### QUALITY KITCHEN

17'0" x 7'4" (5.18m x 2.24m)

Comprehensively appointed with a stylish range of base cupboards, drawers and eye level units with work surface over incorporating an inset one and a half sink drainer with mixer taps and complementary splash back tiling. Integrated appliances include stainless steel extractor hood, and washing machine, American style fridge freezer and space for range cooker with gas and electric connection points and plumbing for a dishwasher. There is a Vinyl flooring, radiator, coving, under plinth lighting, UPVC double glazed window overlooks the garden and a composite entrance door allows access.

## TO THE FIRST FLOOR

### GALLERIED LANDING

Having a UPVC double glazed window to the front elevation, radiator, coving and a built-in cupboard houses the pressurised hot water cylinder. There is access to the roof void.

## PRINCIPLE BEDROOM

12'0" x 10'6" (3.66m x 3.20m)

Fitted with a double wardrobe providing hanging and shelving, UPVC double glazed window to the front elevation, coving, TV aerial point and radiator.

## ENSUITE SHOWER ROOM

Appointed with a fully tiled shower enclosure with thermostatic shower, wall mounted wash hand basin and low flush WC. Complementary half tiling, vinyl flooring, radiator and UPVC double glazed window to the side elevation.

## BEDROOM TWO

13'5"x 8'11" (4.09mx 2.72m)

Having double fitted wardrobe with hanging and shelving, radiator and UPVC double glazed window to the rear elevation.

## BEDROOM THREE

10'6" x 9'2" (3.20m x 2.79m)

Having a double fitted wardrobe with hanging and shelving, UPVC double glazed window to the rear elevation and radiator.

## BEDROOM FOUR

8'9" x 8'9" (2.67m x 2.67m)

There is a UPVC double window to the front elevation and radiator.

## FAMILY BATHROOM

Appointed with a three piece suite comprising panelled bath with mixer shower tap, wall mounted

wash hand basin and low flush WC. There is complementary tiling, extractor fan, radiator and UPVC double glazed window to the side elevation.

## OUTSIDE

To the front of the property there is a generous block paved driveway, also with tarmac hard standing providing ample off road parking for up to four cars , which leads to the garage. An established fore garden with mature shrubs, outside lighting and access to the rear via a secure gate.

## GARAGE

17'0" x 8'2" (5.18m x 2.49m)

Having up and over door, light, power and personal door to the side. The wall mounted boiler serves the domestic hot water and central heating system.

## REAR GARDEN

The rear enjoys a westerly aspect benefitting from the afternoon sun, mainly laid to lawn with well stocked flower beds to the boundaries with mature trees shrubs and flowering plants. There is a sunny paved patio, gravelled rockery garden, external power point, outdoor lighting and tap.



## Road Map



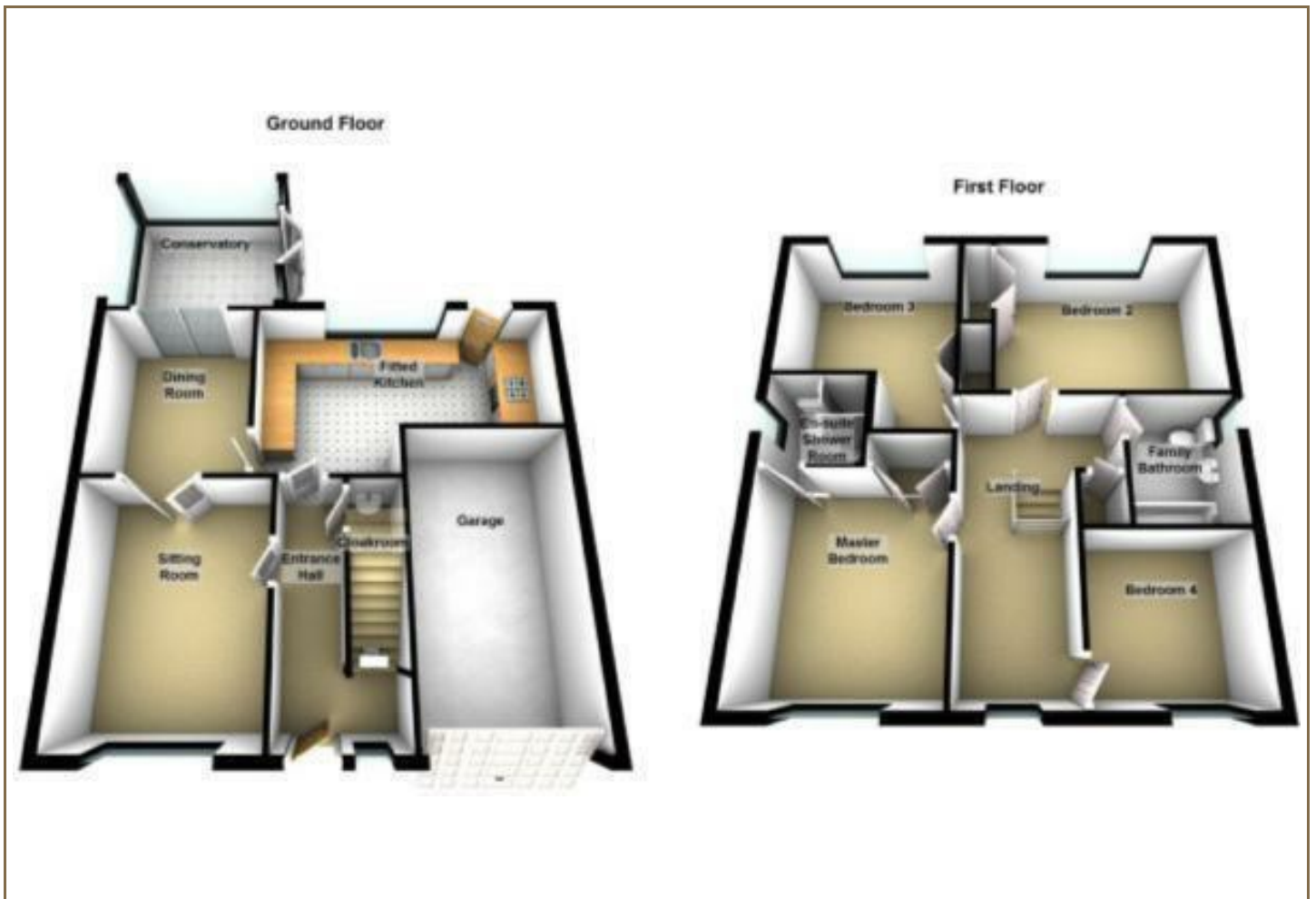
## Hybrid Map



## Terrain Map



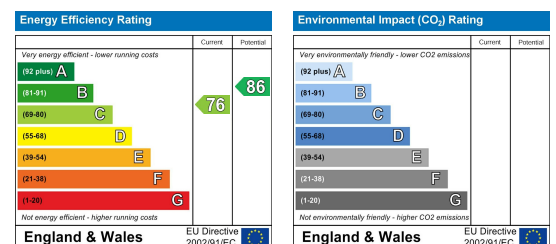
## Floor Plan



## 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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