



2 Longlands Villas, Ambergate, Belper, DE56 2GQ

£250,000



A beautifully presented traditional semi-detached family home, offering deceptively spacious and well presented three bedroom accommodation with a conservatory, generous front and rear gardens and ample off road parking. Viewing is strongly advised.



2 Longlands Villas, Ambergate, Belper, DE56 2GQ

£250,000



A beautifully presented semi-detached family home, offering well proportioned three bedroom accommodation comprising an entrance lobby, lounge, dining room, well equipped fitted kitchen and a separate utility room. To the first floor there are three bedrooms and a family bathroom.

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

The property sits back from the road with a gravel driveway providing ample car parking. The enclosed front garden is laid with faux lawn with a paved patio. The enclosed garden to the rear has a decked seating area, being well stocked and mature trees, shrubs and flowering plants.

Situated in sought after village of Ambergate, being close to local countryside with the River Derwent flowing through the valley. Having excellent local amenities i.e. railway station and junction, primary school, popular pubs and restaurants and excellent road links to Derby and Nottingham via major road links A38, M1 and A6, which leads to the stunning Peak District.

ACCOMMODATION

A glazed entrance door allows access.

UTILITY ENTRANCE LOBBY

13'1 x 5'2 (3.99m x 1.57m)

A useful boot room with tiled flooring and

uPVC double glazing with a pitched roof. A built-in store houses the boiler. There is plumbing for an automatic washing machine, space for a tumble dryer, internal windows to the kitchen and dining room and a glazed door opens into the kitchen.

KITCHEN

13'9 x 7'10 (4.19m x 2.39m)

Appointed with a range of base cupboards, drawers and eye level units with work surface over incorporating a sink drainer with mixer taps and splash back tiling. There is a cooker point, an extractor hood, plumbing for a dishwasher, radiator, vinyl flooring and a pantry. Open into :

DINING ROOM

11'6 x 10'10 (3.51m x 3.30m)

Having dual aspect UPVC double glazed windows to the side and rear, matching vinyl flooring and a radiator.

LOUNGE

14'3 x 10'10 (4.34m x 3.30m)

A generous room having a double glazed window to the front, a TV aerial point, in-built storage to a recess, radiator, double glazed patio doors open into the conservatory.

CONSERVATORY

Constructed with UPVC double glazed windows and doors.

TO THE FIRST FLOOR

LANDING

The landing has a radiator and there is access to the part boarded roof void.

BEDROOM ONE

14'3 x 10'11 (4.34m x 3.33m)

Having a double glazed window to the front elevation and a radiator.

BEDROOM TWO

13'10 x 8' (4.22m x 2.44m)

Having a double glazed window to the rear elevation and a radiator.

BEDROOM THREE

7'5 x 5'8 (2.26m x 1.73m)

Having a double glazed window to the rear and a radiator.

FAMILY BATHROOM

Appointed with a three piece suite comprising a panelled bath with mixer taps with a thermostatic shower over, a wash hand basin, a low flush WC, a radiator, half tiled walls, and tiled flooring.

OUTSIDE

Externally the property is set back from the road with a driveway, which leads to the rear garden, the rear garden offers: a patio area perfect for alfresco dining, a shed, an astroturf laid lawn, planting beds housing well established apple, pear, and plum trees, and is all enclosed with partly fence boundaries and part hedgerow boundaries. The front garden offers further entertaining space with a raised decking area, laid lawn, and planting beds housing mature shrubbery, the front lawn is enclosed by dry stone wall and fence boundaries.



Road Map



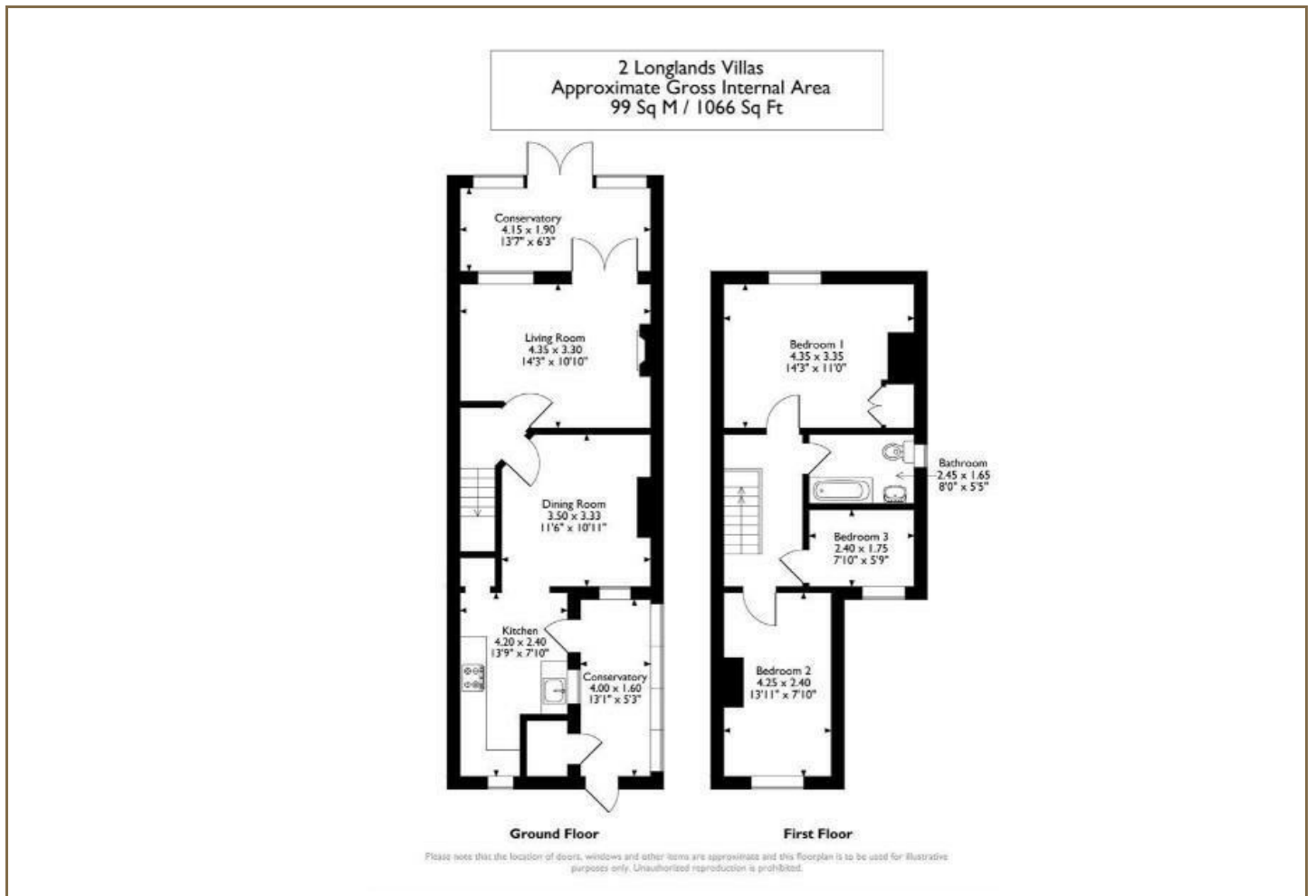
Hybrid Map



Terrain Map



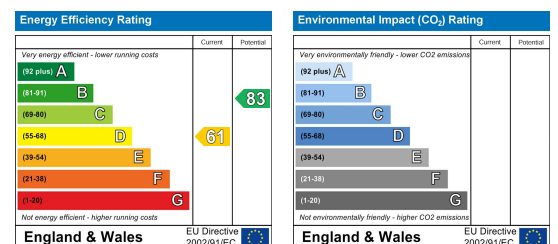
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

boxallbrownandjones.co.uk

Oxford House, Stanier Way
Wyvern Business Park, Derby, DE21 6BF
01332 383838
sales@boxallbrownandjones.co.uk

The Studio, Queen Street
Belper DE56 1NR
01773 880788
belper@boxallbrownandjones.co.uk