Robert Ellis

*look no further...*

Main Street,
Ambaston, Derbyshire
DE72 3ES

**Price Guide £475-485,000**

**Freehold**

0115 946 1818

/robertellisestateagent

@robertellisea

THIS IS A BEAUTIFUL INDIVIDUAL DETACHED BUNGALOW WHICH HAS BEEN EXTENDED AT THE REAR AND PROVIDES TASTEFULLY FINISHED ACCOMMODATION WITH LANDSCAPED GARDENS TO THE FRONT, REAR AND SIDE.

Being located in the heart of Ambaston village, this individual detached bungalow provides a lovely home with flexible accommodation which people will see when they have a viewing. The property has an open plan feel throughout with flagstone flooring across all of the accommodation which could include two or three bedrooms as one of the large bedrooms at the rear is currently used as a sitting room and has a second log burning stove. Ambaston village is well placed for easy access to the amenities and facilities provided by Borrowash, Castle Donington, Long Eaton and Pride Park and to excellent transport links, all of which have helped to make it a very popular village in which to live.

The property is entered through an open porch and stylish solid wood front door to the reception hall which has a w.c. off and a door leading into the open plan living/dining area which has a log burning stove in the sitting area and this room opens to the well fitted kitchen, from which there is a stable door leading out to the side of the bungalow. There is an inner hallway which provides access to the three bedrooms, one of which is currently used as a sitting room and has a log burning stove and double opening, double glazed French doors leading out to the rear garden. The main bedroom has a dressing area, an en-suite bathroom and also has double opening French doors leading out to the garden and there is the main shower room which includes a large walk-in shower with a mains flow shower system. Outside there is a landscaped garden and pebbled parking area at the front, a private, sunny seating area at the side which also provides access to the garden room and at the rear there is a further landscaped garden which has various patio/seating areas, a lawn with borders, rockeried bed with a water feature, outside store/workshop, log store and there are views through the wall and over a fenced boundary to the open countryside at the rear.

Ambaston village is a quiet, rural location but is only a few minutes drive away from Borrowash where there is a Co-op store, Bird's bakery, a well regarded butchers and fish mongers, Castle Donington is within easy reach, Long Eaton has a Tesco, Asda and Aldi stores as well as many other retail outlets, Spondon has an Asda storeand Pride Park provides a Sainsbury's, Costco and other retail outlets. There are local schools for younger children at Shardlow, with schools for older children being within easy reach, walks in the surrounding picturesque South Derbyshire countryside and the excellent transport links include J24 of the M1, the A50 and M42, East Midlands Airport, stations at Derby and East Midlands Parkway and various main roads provide easy access to Derby, Nottingham, Leicester, Loughborough and to other East and West Midlands towns and cities.

## Porch
Open porch with pitched tiled roof, wooden pillars and brick plinths to either side and outside lighting leading through an oak panelled front door with an inset opaque glazed panel to:

## Reception Hall
Radiator, cornice to the wall and ceiling, flag stone flooring which extends across the whole of the living and bedroom area and a glazed door leading into the open plan living/dining kitchen.

## Ground Floor w.c.
Having a low flush w.c. with a concealed cistern, hand basin set on a surface with a mixer tap and double cupboard under, two wall mounted cupboards, with one of the double cupboards having mirror fronted doors and a pelmet with recessed lighting over, half tiled walls, cornice to the wall and ceiling, chrome ladder towel radiator and an opaque double glazed window.

## Open Plan Living/Dining Area
21'11 x 15'7 max approx (6.68m x 4.75m max approx)
The open plan living space has two double glazed windows with fitted shutters to the front, log burning stove set in a chimney with a wooden mantle over, flag stone flooring with underfloor heating, cornice to the wall and ceiling, feature vertical radiator and a TV point.

## Kitchen
13'5 x 12'7 approx (4.09m x 3.84m approx)
The kitchen is fitted with a 1½ bowl sink with a mixer tap set in an L shaped work surface with cupboards, housing for an automatic washing machine, drawers and a pull out racked bottle cupboard below, space for a cooking Range with a back plate, further work surface with a cupboard and pull out bottle racked cupboard below, housing for an upright fridge/freezer, full height wall cupboards and display cabinets to either side of the cooking position, wood panelling to the lower parts of the walls, cornice to the wall and ceiling, recessed lighting to the ceiling, stable type door with an inset opaque glazed top section leading out to the side of the property, range of built-in storage cupboards with shelving and space to store a hoover, ironing board etc. and flag stone flooring.

## Inner Hall
Feature vertical radiator, flag stone flooring, cornice to the wall and ceiling and hatch to the roof space.

## Bedroom 1
20'10 plus recess x 9'7 approx (6.35m plus recess x 2.92m approx)
The main bedroom includes a dressing area and from the bedroom there are double opening French doors with a double glazed panel above leading to the rear garden, double glazed window to the side, feature vertical radiators in the bedroom and dressing areas, flag stone flooring with underfloor heating extending across the whole of the room and there is cornice to the wall and ceiling in the dressing area and a vaulted ceiling in the bedroom area of this large main bedroom.

## En-Suite
The en-suite to the main bedroom has a stand alone claw foot bath with a mixer tap and hand held shower, hand basin with a mixer tap and shelving below, high flush w.c., feature radiator with chrome towel rails, wood panelling to the lower parts of the walls, recessed lighting to the ceiling, extractor fan, opaque double glazed window and flag stone flooring.

## Bedroom 2
14'10 x 8'3 approx (4.52m x 2.51m approx)
Double glazed windows to the rear and side, radiator, flag stone flooring, panelling to one wall and cornice to the wall and ceiling.

## Bedroom 3/Sitting Room
19'4 x 6'10 approx (5.89m x 2.08m approx)
This large room is currently used as a sitting room and in the rear part of the room there is a vaulted ceiling with double glazed, double opening French doors with a double glazed panel above leading out to the rear garden, floor mounted wood burning stove with a chimney positioned in the corner of the room, flag stone flooring, vertical radiator and cornice to the wall and ceiling.

## Bathroom
The main bathroom has a corner shower with a mains flow shower system having an overhead shower and hand held shower, sliding glazed doors and protective screens, low flush w.c., wide hand basin with a mixer tap and two drawers below, feature vertical radiator, opaque double glazed window, recessed lighting to the ceiling, extractor fan and flag stone flooring.

## Outside
The front garden has been landscaped and provides several areas to sit and enjoy outside living, there is a pebbled driveway which provides off road parking, a brick edged lawn, pebbled and brick paved areas, various borders and two seats and there is access to the rear on the left hand side of the bungalow where there are also external power points and to the right hand side of the bungalow there are double gates leading to the wide path which runs down the side of the bungalow to the garden room at the rear. There is a brick wall to the left hand boundary, hedge to the front and a fence running down the right hand side.

The area at the side of the property provides several places to sit and enjoy outside living and this is Southerly facing and there is a wide Indian sandstone pathway with gravelled areas to the sides running from the gates to the garden room at the rear and there is a gate leading through to the rear garden. There is fencing to the right hand boundary with various trellis fencing and established plants with a pergola having a white flowering Wysteria, there is a brick shelved store with a pitched tiled roof, a bin storage area and an oil tank is stored behind the garden room building.

The rear garden is a particularly important feature of this lovely home with there being a flag stone patio extending across the rear of the bungalow and a path extends to a further seating area behind the garden room/store where there is a pebbled section of garden with a log store having a pitched tiled roof and the path extends to the bottom of the garden to a further seating area, there is a lawn with established borders to the side, an apple tree and a rockeried water feature, the wall extends down the left hand and rear boundaries with there being a purpose built viewing section within the wall which looks over the open fields at the rear and to the right hand corner of the garden there is a low level fence which again provides views over the fields at the rear of the bungalow. There are outside power points, an external tap and outside lighting provided.

## Garden Room
9'9 x 8'10 approx (2.97m x 2.69m approx)
The garage has been converted into a garden room and store with the front section providing a lovely room that can be used throughout the year and has double opening, double glazed French doors leading out to the area at the side of the bungalow and there is a double glazed window overlooking the garden. Log burning stove and a chimney breast set on a plinth with brick back plate, wood panelling to the walls and distressed wooden flooring.

## Store/Workshop
9'4 x 9'2 approx (2.84m x 2.79m approx)
At the rear of the garden room building there is a most useful store/workshop which has a double glazed window, floor mounted oil fired boiler, work bench and storage space in the roof above the garden room.

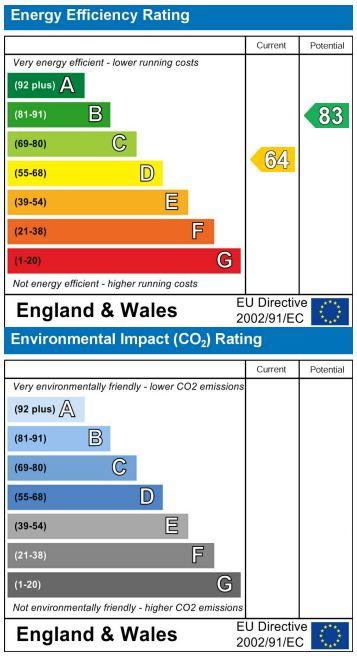
## Directions
From the A50 island head towards Shardlow but turn left at the junction for Thulston. Continue through Thulston past the Harrington Arms pub, turn first right into Ambaston Lane and left onto Main Street where the property can be found on the right.
7738AMMP

## Council Tax
South Derbyshire Council Band E

GROUND FLOOR
1305 sq.ft. (121.3 sq.m.) approx.

TOTAL FLOOR AREA : 1305 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024




These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818