



Moorlands Road
Ambergate Belper



Property Description

A four double bedroom detached family home situated on a popular cul-de-sac in the popular location of Ambergate. Viewings are essential to fully appreciate the accommodation on offer. In brief the internal accommodation comprises of an entrance hallway, lounge, dining kitchen, utility, study / playroom and a ground floor wc. To the first floor are four double bedrooms, a family bathroom and en-suite shower room to the master bedrooms. The property was built in 2015 and small cul-de-sac is extremely popular with families. Outside the property has a drive way, garage and gardens to the rear and side. This property benefits from countryside views. Call to arrange your viewing.

Entrance Hall

Composite entrance door to the front elevation, radiator, stairs to the first floor galleried landing and doors to;

Living Room

13' 5" narrowing to x 11' 9" (4.09m narrowing to x 3.58m)

With dual aspect UPVC double glazed windows with countryside views, carpet flooring and radiator.

Study/play Room

7' 9" x 6' 7" (2.36m x 2.01m)

UPVC double glazed window to the front elevation, carpet flooring and radiator. Generous storage area under stairs.

Kitchen Diner

22' 9" x 9' 7" (6.93m x 2.92m)

Open plan kitchen diner fitted with bespoke wooden effect kitchen units comprising of wall, drawer and base units and matching breakfast bar. Roll top work surfaces with inset one and a half bowl stainless steel sink and drainer unit. Integrated appliances include the four ring gas hob with stainless steel cooker hood over, electric oven and grill, dishwasher and fridge/freezer. At the far side there is ample space for a dining table and chairs. There is a uPVC double glazed window to the side aspect and uPVC double glazed French doors leading out to the rear garden. TV point.

Utility Room

Fitted with base units with roll top work surface over, plumbing and space for washing machine, wall mounted radiator and door to the rear leading out to the garden.

Cloak Room

With an obscure glass uPVC double glazed window to the side elevation, wall mounted radiator, low level WC and wall mounted wash hand basin.

First Floor Landing

Generous galleried landing with doors leading to;

Bedroom

13' 6" x 9' 6" (4.11m x 2.90m)

With built-in double wardrobes, TV point, this bedroom benefits from having a uPVC double glazed window to the rear elevation as well as uPVC double glazed French doors to the side elevation with a Juliet balcony allowing pleasant countryside views,

En Suite

This en suite is fitted with a three piece suite comprising shower cubicle with thermostatic shower, low level WC and wash hand basin with mixer tap. There is a shaver point, heated towel rail and an obscure glass uPVC double glazed window to the rear aspect.

Bedroom

10' 5" max x 9' 6" (3.17m max x 2.90m)

UPVC double glazed window to the rear elevation, built in wardrobe, radiator and carpet flooring.

Bedroom

10' 5" x 9' 6" (3.17m x 2.90m)

UPVC double glazed window to the front elevation, radiator and built in storage. Loft hatch with a drop down ladder leading to a part boarded loft.

Bedroom

9' 9" x 9' 6" (2.97m x 2.90m)

UPVC double glazed window to the front elevation, carpet flooring, radiator and built in wardrobes.

Family Bathroom

Fitted with a four piece suite comprising bath

with mixer tap over, shower cubicle with thermostatic shower , low level WC, pedestal wash hand basin with mixer tap, heated towel rail, shaver point and obscure uPVC double glazed window to the front aspect.

Garage

16' 5" x 8' 2" (5.00m x 2.49m)

Up and over garage door to the front,. power, lighting and wall mounted gas boiler.

Gardens & Parking

To the front of the property is a block paved driveway providing off road parking for two cars. A small lawn frontage with gated side access leads to the rear garden.

The rear & side private garden is a good size and is mainly laid to lawn with a paved seating area.

Surrounding Area

This popular cul-de-sac is situated in the village of Ambergate,. having a popular school, shops and local parks and countryside along with Ambergate Train station.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: B

Tenure: Freehold

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