

# Hawkins Drive

Ambergate, Belper, DE56 2JN

John   
German





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£325,000

Substantial family home, impressive highly flexible living spaces perfect for a growing family. Set on a very large plot with some of the best far reaching views in the area. Extended to the rear to form a fabulous living dining kitchen and the loft space has been converted to create great additional storage/office/hobby space.



Comprising in brief, large entrance hall with stairs rising to the first floor, lounge with bi-fold internal doors opening the space up to the large living dining kitchen and onwards to the conservatory. Completing the ground floor accommodation is the cloaks/WC. On the first floor is a modern family bathroom, single bedroom with cabin bed, master double bedroom and the second bedroom also a double with stairs rising to the attic rooms. The attic is divided into two rooms with a window to the side and Velux skylights to the rear, this highly flexible space hasn't been signed off for use as a bedroom but offers great space for a home office or study or for use in the traditional way for storage all be it without the spiders! Benefitting from UPVC double glazing and central heating.

The extra large plot provides plenty of parking via a driveway with gated access to further parking under the carport and through to more secure parking and a large detached garage. The rear gardens are laid to lawn with decking adjacent to the conservatory and a second elevated decked seating area at the end of the garden, perfect for outdoor entertaining and enjoying the countryside views. Ambergate is a popular village located just outside of Belper and Matlock on route to the Peak District via the A6 with great local amenities available in these vibrant Derbyshire towns. Surrounded by the spectacular Derwent Valley with plenty of countryside walks, the village boasts its own railway station and local primary school among other amenities.

Walking through the property from the front, a uPVC double glazed entrance door opens into an extended entrance hall with stairs rising to the first floor with a bespoke oak and glass balustrade with lighting inlaid into glass panels, understairs storage cupboard and an internal door leading through to the ground floor living accommodation. At the front of the property is a cosy living room with a box bay window to the front, inset spot lighting and stylish solid oak glazed bi-fold doors open into the kitchen.

Impressive Living Dining Kitchen - 6.38m x 5.77m max measurements (20'11 x 18'11 max - Comprehensively appointed with a range of grey shaker style base cupboards, drawers and eye level units with granite work surface over incorporating an inset sink drainer with boiling mixer taps, upstand incorporating a breakfast bar. Integrated appliances include twin Neff hide and slide ovens, five ring gas hob, combination oven, fridge freezer, dishwasher, plumbing for a washing machine and space for a tumble dryer. There is wood effect flooring inset spot lighting, down lighting, under plinth lighting and LED mood lighting. A useful built-in cupboard provides storage, TV aerial point, window overlooks the garden, a UPVC entrance door to the side allows access and patio doors open onto the conservatory.

Guest WC - Appointed with a low flush WC and vanity wash hand basin, window to the side, radiator, inset lighting, extractor fan and oak door.

Conservatory - 4.95m x 3.84m (16'3 x 12'7) - Constructed with a brick built base, UPVC double glazed windows and French doors with a glass roof. There is a radiator, TV aerial point, wall lights and matching wood effect flooring.

First Floor Landing - Having a window to the side elevation and radiator.

Bedroom One - 3.84m x 3.53m (12'7 x 11'7) - Having a UPVC double glazed window to the front elevation, radiator, TV aerial point and oak door.

Bedroom Two - 3.51m x 3.53m (11'6 x 11'7) - A UPVC double glazed window to the rear elevation, radiator and a oak effect stair case with useful built-in storage climbs to the attic room.

Attic Room - 4.34m x 3.12m (14'3 x 10'3) - There are twin Velux windows, radiator and UPVC double glazed window to the side elevation.

Bedroom Three - 2.49m x 2.03m (8'2 x 6'8) - Having a UPVC double glazed window to the front elevation, radiator and a built-in cabin bed with desk and storage beneath

Bathroom - Beautifully appointed with a three piece white suite comprising panelled bath with thermostatic shower over, wall mounted wash hand basin and low flush WC. There is complementary full tiling, extractor fan, inset spot lighting, UPVC double glazed window to the rear elevation and matching floor tiling. A built-in cupboard houses the Glowworm boiler (serving the domestic hot water and central heating system).

Outside - To the front of the property is driveway providing car parking for several vehicles with outside lighting and a hot water supply. Secure wooden gates open into a timber car port providing vehicle access, further car parking and hard standing, which leads to a garage.

Garden - The extensive gardens are mainly laid to lawn, enclosed with timber fencing. There is an elevated wooden decked area, which provides far reaching views over the Amber Valley and a sunny decked patio adjacent to the conservatory, perfect for alfresco dining and entertaining.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick. **Parking:** Drive, carport & garage. **Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains. **Heating:** Gas central heating. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.ambervalley.gov.uk](http://www.ambervalley.gov.uk)

**Our Ref:** JGA/24012024

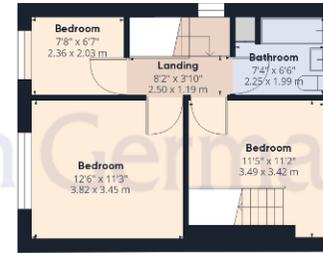
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Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1389.98 ft<sup>2</sup>  
129.13 m<sup>2</sup>

**Reduced headroom**

13.68 ft<sup>2</sup>  
1.27 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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