



Tilling Close, Ambergate Belper DE56 2ND

welcome to

Tilling Close, Ambergate Belper

COME AND SEE OUR LATEST SHOW HOME!

£5,000 Towards Stamp Duty! Stunning converted stone built cottage offers over 1250 sqft of living, with LARGE KITCHEN DINER, SEPARATE LIVING ROOM, Principle Bedroom with EN-SUITE, 2 further bedrooms and family bathroom, parking and 10 year warranty.



The Factory Shop Restoration

Immerse yourself in history's embrace with this splendid transformation. A former stone warehouse, once a cornerstone of trade, now stands reimagined as three exquisite homes awaiting discerning owners. Meticulous restoration has breathed new life into weathered walls, preserving the rustic charm while introducing modern comforts. Sunlight dances through restored windows, Country kitchens and luxurious bathrooms harmonize contemporary elegance with heritage aesthetics. Outside, private gardens invites relaxation. Nestled in the Woodland heights neighbourhood, these three unique residences offer a chance to own a piece of the past, re-envisioned for the future.

Kitchen Dining Living Room

This Ample sized room really is the heart of this home, having dual aspect windows plus Patio doors the whole space is flooded with light. The well designed country style kitchen compliments the character of this property, fully fitted with integrated appliances including; oven, induction hob, extractor fan, fridge freezer, dishwasher and washer dryer. The room offers plenty of space for both a dining and living area, plus a understairs storage cupboard and downstairs WC. Stairs down offer access to the lounge and staircase up to the bedrooms.

Lounge

Stairs down lead to a lovely cosy lounge offering the perfect place to relax, having two windows and door to outside.

First Floor

As you ascend the stair case, to the left there is access to the master bedroom, continue up the remaining stairs leads to the landing with access to the further 2 bedrooms and bathroom.

Principle Bedroom

The Principle bedroom is a lovely sized room offering plenty of space for wardrobes and dressing area, plus fitted with an en-suite shower room and Velux window.

En- Suite

Fully fitted shower room, with spacious shower cubicle, wash hand basin, wc and towel rail finished with lovely tiling and Velux window.

Bedroom Two

Double bedroom window and built in storage cupboard.

Bedroom Three

Further double room with window

Family Bathroom

Fully fitted family bathroom comprising; bath with shower over and shower screen, wc, wash hand basing and towel rail.

Outside

Outside the property comes with a fully finished enclosed rear garden plus 2 parking spaces.

Disclaimer

Please note some images have been digitally dressed for demonstration purposes only. These are a guide only and should not be relied upon, for more details please speak to one of our sales advisors.



view this property online [bagshawsresidential.co.uk/Property/ABN106866](https://www.bagshawsresidential.co.uk/Property/ABN106866)



welcome to

Tilling Close, Ambergate Belper

- Available to view, beautifully converted stone cottage with parking & enclosed rear garden
- EVERYTHING BRAND NEW, HEATING, PLUMBING, ELECTRICS, WINDOWS and A 10 year build warranty!
- Stunning Spacious Kitchen Dining Living Room, Plus a Separate Lounge
- Principle Bedroom With En-Suite
- Fully Fitted Kitchen With Shaker Style Units in Hunters Green, Enhancing the Country style Feel of the Property

Tenure: Freehold EPC Rating: C



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106866



Property Ref:
ABN106866 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk