

CURRAN  
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Main Street, Ambaston

Derbyshire

Guide Price £650,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**EXCITING POTENTIAL - EXTENDED HOME WITH GENEROUS MATURE PLOT & COUNTRYSIDE VIEWS** - This extended four bedroom detached family home, offers significant potential for improvement and extension (subject to necessary planning consent being obtained) set within this delightful plot of just under half an acre (0.42 acre) located within the highly desirable South Derbyshire village of Ambaston.

This extended home has oil fired central heating and the layout includes: entrance hallway, downstairs wc, spacious extended lounge, conservatory, breakfast kitchen and utility room. The first floor landing gives access to four bedrooms and a four piece bathroom suite.

Outside, the property also offers significant garaging and storage with double attached garage, single attached garage and rear vehicular access leading to a further driveway at the rear with access to a detached double garage and the mature rear garden which offers delightful views over open countryside.





## The Detail

Accessed via a uPVC double-glazed front door the property welcomes you into a spacious entrance hallway. The hallway gives access to a ground floor wc, breakfast kitchen and lounge. The spacious extended lounge has a large bay window to the front and sliding patio doors to the rear leading to a good sized conservatory with views over the rear garden and fields at the rear.

The breakfast kitchen is has traditional units with tiled worksurfaces, breakfast bar and appliances including electric oven and electric four-ring hob. The kitchen offers views over the rear garden and doorway access to a separate utility room. The utility room provides additional storage and internal door access to the attached double garage and rear door access to the rear garden.

Upstairs, the property accommodates four bedrooms. The primary bedroom at the front includes built-in cupboards and wardrobes, providing ample storage. The second double bedroom, situated at the rear, also benefits from built-in wardrobes and garden views. Bedrooms three and four are single bedrooms and there is a family bathroom fitted with a traditional four-piece suite.

Externally, the property is set within generous grounds of around 0.42 acres. The extensive front lawn is complemented by a generous driveway providing parking for multiple vehicles and the driveway leads to a double attached garage and single attached garage.

There is also rear vehicular access that runs to the right hand side of the property which leads to a further rear driveway which gives access to a steel-framed double detached garage equipped with power and lighting, offering significant storage and workshop potential.

The rear garden features a raised paved patio area, well-stocked planting borders, and an extensive lawn with a delightful open outlook over fields at the rear.







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## The Location

The attractive village of Ambaston is a peaceful and secluded location, surrounded by rolling countryside, yet within a very short distance of very good transport links within easy access of Derby, whilst offering a peaceful semi-rural style of living.

The village is also near several local landmarks and places of interest in Derbyshire, such as Elvaston Castle Country Park, which is a beautiful spot for walks, picnics, and outdoor activities and the beautiful National Trust Property, Calke Abbey.

Despite being set amidst prime Derbyshire countryside, the property is conveniently placed for access to popular commuter links via the A50, M1, mainline railway stations of Derby and East Midlands Parkway, as well as East Midlands Airport.

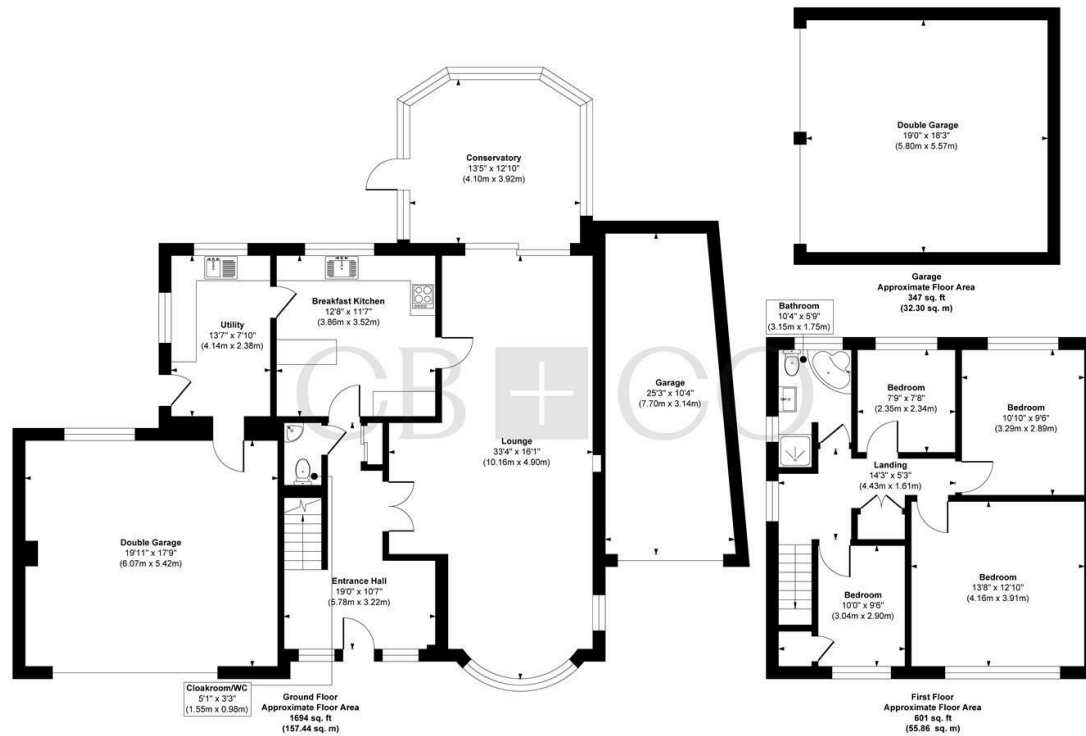
The area is well served with a range of independent and state schooling, including Repton School, Repton Prep, Derby High School and Grammar School and also within easy reach of Trent College.







## Main Street, Ambaston, Derbyshire



**Approx. Gross Internal Floor Area 2642 sq. ft / 245.60 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Extended Detached Home with Generous Plot offering Exciting Potential
- Generous Mature Plot of Just Under Half an Acre (0.42 Acre)
- Requires Modernisation - Potential for Extension (Subject to Planning Consent)
- Highly Desirable South Derbyshire Village
- Entrance Hallway, WC, Utility, Extended Lounge, Conservatory & Kitchen
- Four Bedrooms & Four Piece Bathroom
- Generous Frontage, Double Attached Garage, Single Attached Garage
- Rear Access with Detached Double Garage, Extensive Mature Gardens
- Easy Access to Excellent Road Links, M1, A50 and East Midlands Airport
- No Chain Involved

### Size

Approx 1536.00 sq ft

### Energy Performance Certificate (EPC)

### Rating

### Council Tax Band

E

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Let's *Talk*

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