

99Home Ltd.

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3 Bed Detached Bungalow In Birch Avenue , Ambergate, Belper, DE56 2GL

£1,200 Monthly











SHORT DESCRIPTION

Property Ref: 15874 A WARM and INVITING THREE DOUBLE BEDROOM BUNGALOW in the HEART of the VILLAGE of Ambergate -PERFECTLY SUITED FOR PROFESSIONAL TENANTS or A SMALL FAMILY SEEKING PEACEFUL AND CHARACTER-FILLED ACCOMMODATION. This FANTASTIC HOME boasts EXTENSIVE GREEN-FRONTED GARDEN SPACE, with rich foliage, planting and a BLOCK-PAVED DRIVEWAY offering OFF-STREET PARKING — an OUTSTANDING FEATURE rarely found in bungalows of this calibre. You're welcomed via a SPACIOUS ENTRANCE HALLWAY, which leads into a BRIGHT LOUNGE featuring an ELECTRIC FIREPLACE the kind of relaxed environment you'll look forward to after a busy day. Adjacent is a VERSATILE SECOND RECEPTION ROOM with FRENCH DOORS opening into the GARDEN - ideal as a FORMAL DINING ROOM, HOME OFFICE or RELAXED SECOND LOUNGE for quiet evenings in. The KITCHEN displaying its original style, has been MAINTAINED IN EXCELLENT CONDITION with STANDALONE OVEN-COOKER and INTEGRATED FRIDGE; it offers ample worktop space and direct access to the private rear garden. Accommodation includes THREE WELL-PROPORTIONED DOUBLE BEDROOMS (including a MASTER with FITTED WARDROBES), along with a MODERN SHOWER ROOM featuring a LARGE SHOWER CUBICLE and HEATED TOWEL RAIL. Outside you'll find a BEAUTIFULLY GREEN AND GARDEN-FOCUSED FRONT AREA with mature planting, while to the rear there is a GOOD-SIZE ENCLOSED GARDEN with PATIO AREA - ideal for SUMMER BBQs, relaxing outside or enjoying the quiet surroundings. Located within the SOUGHT-AFTER VILLAGE of Ambergate which offers a friendly community atmosphere, excellent primary schooling, countryside walking and trails on its doorstep, and bespoke village amenities. READY FOR OCCUPATION NOW, this home presents a UNIQUE OPPORTUNITY FOR SOMEONE LOOKING FOR BOTH CHARM AND CONVENIENCE. DON'T MISS OUT - EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT! Property Type: Detached Bungalow Full Renting price: £1200.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating: C Measurement: 818.057 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Driveway Heating Type: Double Glazing, Gas Central Heating ---------------







FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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