



£275,000

Matlock Road, Brackenfield DE55 6DD

Cottage | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Character Features Throughout
- Double Fronted Stone Cottage
- Two Bedrooms
- Kitchen / Breakfast Room
- Delightful Low Maintenance Front Garden
- Parking for 2/3 Vehicles
- Viewing Absolutely Essential

Property Description

Located in the sought after village of Brackenfield, is this beautifully presented double fronted stone cottage that oozes charm and character throughout.

Main Particulars

Derbyshire Properties are delighted to present this Charming double fronted stone cottage located in a highly sought-after area of Brackenfield close to both Alfreton and Matlock.

The property offers spacious well presented living space throughout with a sizable frontage that provides parking for 2 to 3 vehicles and courtyard rear garden.

Entrance Porch

with a double glazed sealed unit door leading in from the front elevation with two mock sash windows, decorative dado rail, wood floor covering and door opening into the main dining room.

Lounge

11'8 x 9'6 (3.57m x 2.91m) with double glazed window to the front elevation, wall mounted radiator, exposed floorboards, feature exposed stine walls, spotlighting, tv point. The focal point of the room is an original open fireplace with exposed Stone lintel and raised stone hearth.

Dining Room

11'8 x 11'5 (3.56m x 3.49m) with the continuation of the wood floor covering from the entrance porch, wall mounted decorative dado rail, decorative coving to ceiling,TV point, double glazed window to the front elevation and cottage style latched doors accessing both the lounge and kitchen. The feature focal point of the room is a cast-iron log burning fire that is inset into the chimney breast with attractive exposed stone surround and quarry tiled hearth.

Kitchen / Breakfast Room

13'9 x 10'9 (4.20m x 3.30m) mainly comprising of a range of wall and base mounted units with rolltop worksurfaces incorporating a 1 1/2 bowl sink Drainer unit. Undercounter space and plumbing for washing machine, space for gas cooker with inbuilt extractor canopy over with exposed timber lintel. Space for fridge/freezer, room for dining table, tiled floor covering, attractive glass display cabinets, double glazed windows to the rear and side elevations, TV point, wall mounted radiators, useful storage pantry and stable door with adjoining windows to the side elevation. Staircase to 1st floor landing.

First Floor

Landing

with windows to the side and rear elevations, wall mounted radiator, space for office furniture, ceiling mounted loft access point and cottage style door accessing the main bathroom.

Bedroom One

11'8 x 10'10 (3.58m x 3.32m) with feature double glazed window to the front elevation, benefiting from lovely countryside views, exposed Stonewall, space for bedroom furniture and storage alcove.

Bedroom Two

11'4 x 10'1 (3.46m x 3.08m) with double glazed window to the front elevation offering countryside views, exposed original floorboards, wall mounted radiator, decorative coving to ceiling, open wardrobe and feature fireplace.

Bathroom

this four piece white suite contains WC, pedestal wash handbasin and wood panelled bath with a separate shower enclosure with mains fed shower and attachment. Part tiling to walls, wall mounted radiator, spotlight to ceiling, obscured window to side elevation and vinyl floor covering.

Outside

The delightful front garden has been gravelled for low maintenance and also provides parking for 2 to 3 vehicles. An attractive dry stone wall to the front and side elevations, well-stocked flowerbeds and borders, original well, countryside, views and gated access to side and rear courtyard garden.

Side and rear courtyard garden - with exposed cobbled floor covering, outside water tap, Stonewall, boundaries and attached outhouse ideal for storage.

Council Tax

We understand that the property currently falls within council tax band C, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

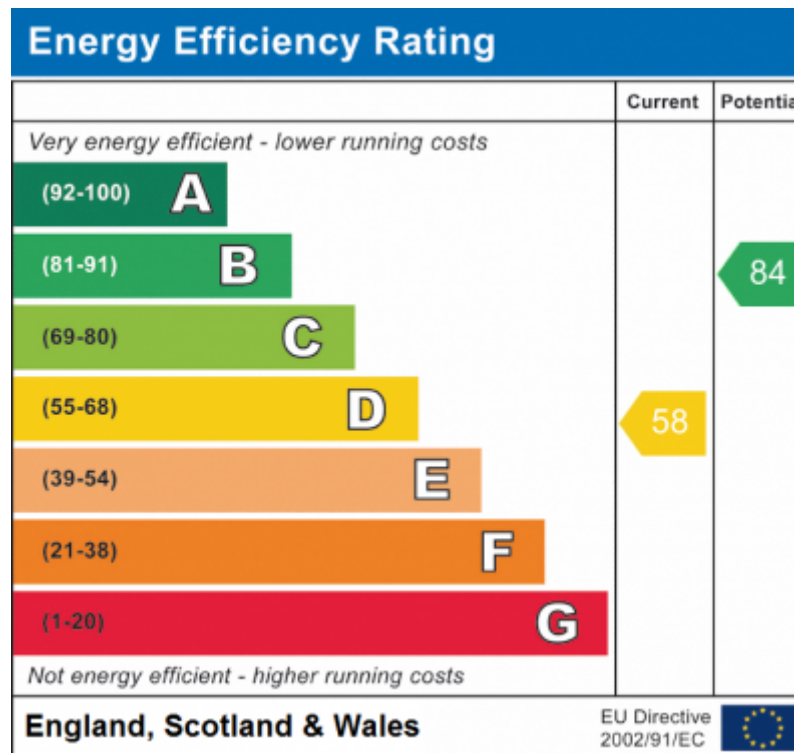
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Telephone: 01773 832355

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