



£600,000

Holme Close, Matlock DE4 5BE

Detached House | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Executive Detached House
- Superb Open Plan Living Kitchen
- 4 Bedrooms & 1 Reception Room
- Professionally Landscaped Gardens
- Sought After Village Location
- Large Driveway & Double Garage
- Ideal Family Purchase
- Study, Guest Cloakroom & Utility
- Private Cul-De-Sac Location
- COUNCIL TAX BAND E

## Property Description

Located in the highly sort after village of Holloway (close to Matlock) is this stunning, spacious detached family home that benefits from large extension.

## Main Particulars

Derbyshire Properties are delighted to present this beautifully presented spacious, extended detached family home located in the highly regarded village of Holloway.

The property has undergone extensive improvements and a large rear extension that provides social space for all the family. Briefly comprising of:- spacious reception hall, study, guest cloakroom, utility, living room and superb plan living kitchen/dining room. To the first floor a landing provides access to 4 well proportioned bedrooms, family bathroom and large en-suite to master bedroom. Externally the property is positioned on a professionally landscaped garden that provides low maintenance. It comprises of superb outdoor entertaining spaces, terraces, and fantastic raised decking area with far reaching views. We recommend the property will ideally suit families and extended families who want to be close to the towns of Matlock, Wirksworth and Belper with close proximity to school.

### Reception Hall

Entered via composite door with adjoining floor to ceiling side panel from the side elevation into this light and airy modern entrance hall with tiled floor covering. Decorative coving to ceiling, wall mounted double radiator, staircase to 1st floor landing and internal oak doors provide access to all downstairs rooms.

### Study

With double glazed window to the rear elevation, wall mounted radiator and internal door provides access into the attached double garage.

### Guest Cloakroom

With low-level WC, pedestal wash hand basin, wall mounted radiator, tiled floor covering, double glazed obscured window.

### Living Room

With double glazed bay window to the front elevation with bespoke window seat and storage cupboards. Wall mounted modern radiator, solid wood floor covering, decorative coving to ceiling and TV point..

### Utility

Comprising of range of base mounted storage cupboards with modern flat edged worksurface incorporating a stainless steel sink drain unit with mixer taps. Wall mounted Worcester Bosch central heating boiler, space for American style fridge/freezer, tiled floor covering, under counter space for tumble dryer, door to the side elevation.

### Superb Open Plan Living Kitchen

Living area -with the continuation of the tiled floor covering from the hallway, wall mounted modern radiator, TV point and decorative wall lighting. The focal point of the room is a superb bespoke island with seating space, storage and wine cooler. (This provides a focal point for the whole room and acts as a divider of space).

Dining area -with the continuation of the floor covering from the living area with wall mounted modern vertical panel radiator, spotlights to ceiling and a superb

extended garden room area with French doors to the rear elevation and pitched glass roof ceiling.

Kitchen area -comprising of a range of wall and base mounted matching units with modern flat edged worksurface incorporating a sink drainer unit with mixer taps and complementary splashback areas. Under cupboard lighting, numerous incorporated Neff appliances include an induction hob, state of the art extractor canopy, electric oven, convection microwave oven, and dishwasher. Wall mounted radiator, double glazed window to the side elevation, spotlighting and double glazed window to the rear elevation providing elevated views.

## First Floor

### Landing

Accessed via the main entrance hallway with internal doors providing access to all bedrooms and bathroom, ceiling mounted lock access point and built-in storage cupboard.

### Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and internal door providing access to:-

### Large En-Suite

Comprising of a three-piece modern shower suite with low-level WC, large shower enclosure with curved glass and mains fed shower and attachment over. The focal point of the room are 'his and hers' sinks with storage cupboards beneath and wall mounted mirrored cabinets over. Part tiling to walls, spotlighting into ceiling, double glazed windows to the front and side elevations, wall mounted chrome heated towel rail and tiled floor covering.

### Bedroom 2

With double glazed window to the rear elevation, wall mounted radiator and TV point

### Bedroom 3

With double glazed window to the rear elevation, wall mounted radiator and space for bedroom furniture.

### Bedroom 4

Double glazed window to the rear elevation and wall mounted radiator.

### Bathroom

This modern three-piece suite comprises of an encoded WC, vanity unit and wood panelled bath with wall mounted electric shower and attachment over with complimentary curved shower screen. Fully tiled walls, wall mounted heated towel rail, double glazed obscured window, tiled floor covering and spotlighting to ceiling.

### Outside

To the front elevation is a large block paved driveway that provides parking for 3 to 4 vehicles and leads to an attached double garage with electric up and over door

light and power. Located on the side of the garage is an EV charging point.

The garden has an attractive stone wall to the front elevation, bin storage to the side elevation and gated access to the rear garden.

The superb rear garden has been professionally landscaped to provide low maintenance and an outside entertaining space. Directly outside the property is a full width Indian sandstone patio that continues in the form of a pathway to the side elevation. An Astroturf low maintenance garden ideal for children with an additional patio and garden shed. And a superb raised timber decking terrace that lends itself to outside entertaining and provides superb elevated views of the surrounding countryside.

#### Disclaimer

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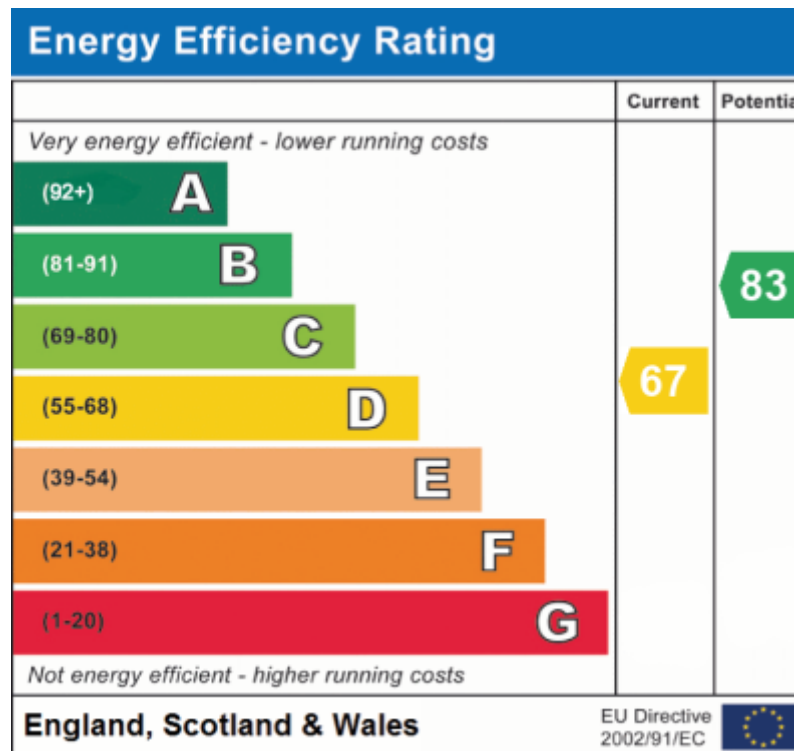




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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