



£290,000

Jackson Tor Road, Matlock DE4 3JS

| 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Victorian End Terraced Cottage
- 3 Bedrooms
- Superb Kitchen/Dining Room
- Elevated Location With Beautiful Views
- Tiered Garden
- Driveway
- Ideal First Home Or Small Family Purchase
- Quiet Cul De Sac Location
- Viewing Advised
- COUNCIL TAX BAND B

## Property Description

New to the market is this spacious and well presented end of terrace property located in a fabulous elevated position offering views across Matlock.

## Main Particulars

Derbyshire Properties are pleased to present for sale this spacious end of terrace property located on an elevated position in Matlock offering stunning views. The property has undergone refurbishment throughout and briefly comprises of :- living room, inner Hall, and newly appointed kitchen/dining room. To the first floor a landing provides access to a double bedroom, single bedroom and bathroom. To the second floor is a further double attic bedroom with walk-in wardrobe. Externally the property offers a driveway to the side elevation and a tiered landscaped garden to the rear elevation providing elevated views across Matlock.

### Living Room

Entered via door from the front elevation, double glazed window offering beautiful elevated views, wood floor covering, TV point, wall mounted radiator. The focal point of the room is a wall mounted gas fire with cast-iron backdrop, raised hearth and decorative surround. Either side of the fireplace are bespoke fitted storage cupboards and shelving located in the chimney recesses, also decorative coving to ceiling.

### Inner Hallway

Dividing the living room and kitchen with staircase to 1st floor landing and laminate floor covering.

### Kitchen/Dining Room

This beautifully appointed modern kitchen comprises of range of wall and base mounted bespoke units with roll top worksurface incorporating an enamel sink drainer unit with mixer taps. Integrated electric oven, four ring gas hob with built-in extractor canopy over, integrated washer dryer and dishwasher. Space for fridge/freezer, under stairs storage cupboard, wood floor covering, wall mounted radiator, double glazed window and door to the rear elevation.

### First Floor

#### Bedroom 1

With double glazed window to the front elevation providing stunning elevated views across Matlock, wall mounted radiator and built-in storage cupboard.

#### Bedroom 2

With double glazed window to the rear elevation and wall mounted radiator.

#### Bathroom

Comprising of a three-piece white suite to include WC, pedestal wash hand basin and wood panelled bath with wall mounted electric shower and attachment over and complementary glass shower screen. Part tiling walls, vinyl floor covering, wall mounted radiator and double glazed obscured window.

## Second Floor

### Attic Bedroom

Accessed via the first floor landing is this spacious original bedroom located in the loft space. Storage located in the roof eaves, wall mounted radiator, window to the front elevation, feature archway and walk-in wardrobe.

### Disclaimer

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 will be 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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