



£315,000

Matlock Road, Belper DE56 1BE

Town House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- 4 bedrooms
- Spacious Accommodation Throughout
- Walking Distance to Belper
- Garage & Parking
- Use of Communal Gardens
- Popular residential location
- Viewing Highly Recommended

## Property Description

Derbyshire Properties Introduce a substantial mews-style property now available on the market, conveniently located within walking distance of Belper town centre

## Main Particulars

Introducing a substantial mews-style property now available on the market, conveniently located within walking distance of Belper town centre. This home offers excellent family living space, featuring four bedrooms, with the master bedroom benefiting from an en-suite shower room. The second bedroom has access to a family bathroom.

The property includes an entrance hall with a W.C., a refitted kitchen diner, and a lounge. On the first floor, you'll find three bedrooms and the family bathroom, while the second floor hosts the master bedroom along with the en-suite and dressing area.

Outside, the front of the property features a forecourt and a private, low-maintenance enclosed garden. Additionally, there is a separate garage and a parking space. Residents also have access to the communal gardens adjacent to the property, which are enjoyed by the community.

### Entrance Hall

Entered via composite door from the front elevation into this light and airy inviting hallway with wood floor covering and wall mounted radiator with decorative cover. Staircase to 1st floor landing and internal doors access all downstairs rooms.

### Guest WC

WC -with low-level WC, pedestal wash handbasin with tile splashback, would affect floor covering, wall mounted radiator, double obscured window and spotlights and extractor fan to ceiling.

### Kitchen

comprising of a range of one base mounted units with modern flat edged work surfaces incorporating a one and a half bowl stainless steel sink drain unit with mixer taps and tiled splashback is. Undercounter space and plumbing for washing machine, integrated dishwasher, space for fridge freezer, integrated electric oven and convection microwave oven. Full ring gas hob with stainless steel extract canopy over, double glazed window to the front elevation with bespoke shutters, spotlights to ceiling and wall mounted radiator.

### Living Room

Located at the rear elevation is this light and airy living room with feature double glazed French doors with adjoining windows and bespoke shutters being the main focal point. Wall mounted radiator, TV point and wall mounted gas living flame effect fire with decorative surround, backdrop and raised hearth.

### First Floor

Landing - access by the main entrance hallway with secondary staircase to 2nd floor landing, wall mounted radiator and internal doors accessing three bedrooms and bathroom.

#### Bedroom 2

currently used as the master bedroom with double glazed windows to the rear elevation, wall mounted radiator and a range of fitted wardrobes that provide useful storage and hanging space.

#### Bedroom 3

This large double bedroom/dressing area has two double glazed windows to the front elevation offering elevated views of the Famous Belper East Mill. Wall mounted radiators and space for bedroom furniture.

#### Bedroom 4

Double glaze window to the front elevation with bespoke shutters, wall mounted radiator and views of the mill.

#### Bathroom

this beautifully presented modern bathroom suite comprises of a WC, vanity unit and panel bath with main bed, shower and attachment over with complimentary glass shower screen. Marble tiling walls, spotlights and extractor fan ceiling, marble floor covering and wall mounted chrome heated towel rail.

#### Second Floor

Landing access from the first floor landing with internal door leading to the :-

#### Master suite & Dressing area

Double glazed dormer window providing beautiful elevated view across Belper, bespoke window seat, wall mounted radiator additional V window to the rear elevation and storage located in the roof eaves. Internal door leads to:-

#### En-suite

this spacious ensuite comprises of an end case WC with attached vanity unit and storage cupboard with useful worktop space over. Pot tiling to walls, tiled floor covering, wall mounted electrical shaver point, VX window to the rear elevation and large shower enclosure with mains fed shower and attachment. Wall mounted chrome heated towel rail, spotlights and extractor fan to ceiling.

#### Outside

front elevation is a small low maintenance garden with a range of planted borders. The rear garden has been landscaped for low maintenance with a feature Indian sandstone courtyard garden with attractive wall and fenced boundaries. Gated access to the rear elevation where two allocated parking spaces can be found, outside tap and security lighting.

#### Disclaimer

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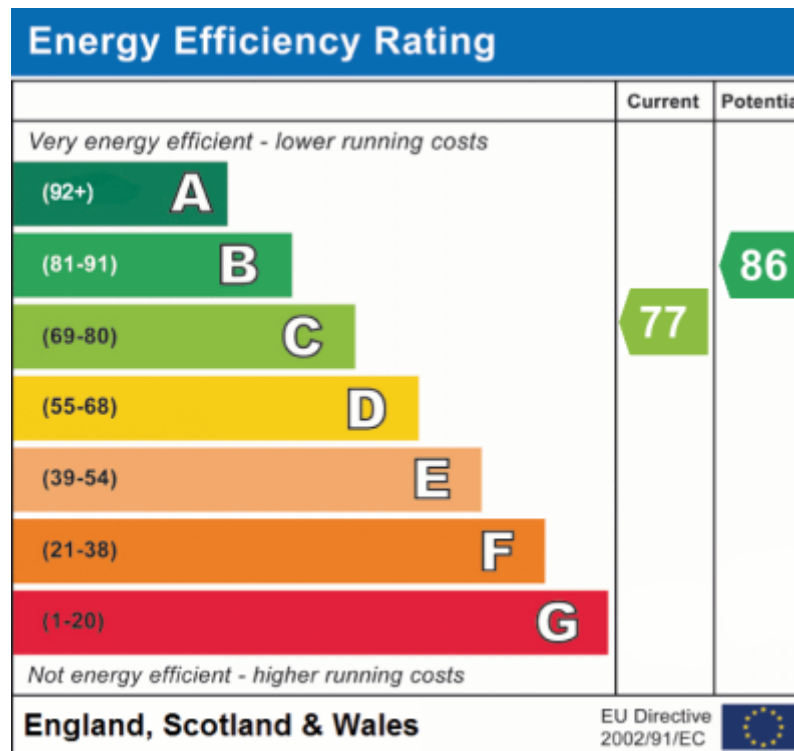
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