



£289,950

Chatsworth Avenue, Matlock DE4 5DY

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Semi Detached Family Home
- Driveway Parking For Multiple Vehicles
- Detached Garage
- Impressive Corner Plot
- No Upward Chain
- Recently Fitted Kitchen & Bathroom
- Envable Cul De Sac Location
- Much Sought After Village Location

## Property Description

Derbyshire Properties are delighted to offer 'For Sale' this superb three bedroom semi detached home in Crich. Occupying enviable plot in peaceful cul de sac location, we recommend an early internal inspection to avoid disappointment.

## Main Particulars

Derbyshire Properties are delighted to offer 'For Sale' this superb three bedroom semi detached home in Crich. Occupying enviable plot in peaceful cul de sac location, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance Porch, Hallway, Living Room, newly fitted Kitchen, Utility Area & WC to the ground floor with three double Bedrooms and recently fitted family Bathroom to the first floor.

Externally, the home benefits from fabulous plot with a stunning rear garden which benefits from reaching lawn space, raised patio areas for entertaining and further room for greenhouse and vegetable patch all together forming the perfect environment to host or relax. Impressive driveway which is fit to house several vehicles provides access to detached garage which is fitted with light and power. The space is secured by a combination of timber fencing, mature shrubbery and stone walls making it ideal for those with pets and young children.

### Entrance Porch

UPVC double glazed side entrance with tiled flooring and further UPVC door opening to hallway.

### Hallway

With tiled flooring, wall mounted radiator, carpeted stairs rising to first floor and doorways to;

### Living Room

With double glazed window to front and side elevation, wall mounted radiator and carpeted flooring. Fireplace on raised hearth in decorative surround forms the centre piece of the room.

### Kitchen

A recently fitted kitchen which hosts a range of base cupboards and eye level units with complimentary wood effect worktops over, tiled splashbacks covering the workspace and integrated appliances including; Oven, electric hob with accompanying extractor hood and stainless steel inset sink. Double glazed window to rear elevation, wall mounted radiator, wood effect flooring and UPVC door opening to rear garden completes the space.

### Utility Room

With plumbing/power for washing machine/tumble dryer, tiled flooring, double glazed window to side elevation and doorway to:

### WC

### Landing

With access to all three bedrooms and the family bathroom, this carpeted space also benefits from double glazed window to side elevation.

#### Bedroom One

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

A stylish three piece suite comprising; Bath with shower screen and attachment, vanity handwash basin and low level WC. Tiled flooring, wall mounted heated towel rail, obscured double glazed window to rear elevation and airing cupboard for storage complete the space.

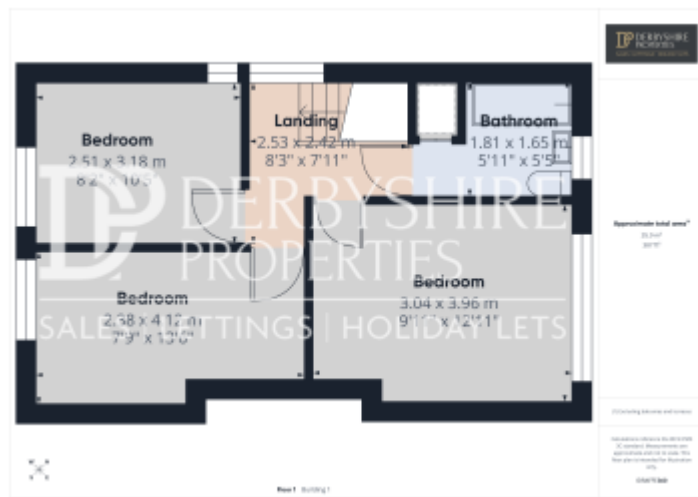
#### Outside

Externally, the home benefits from fabulous plot with a stunning rear garden which benefits from reaching lawn space, raised patio areas for entertaining and further room for greenhouse and vegetable patch all together forming the perfect environment to host or relax. Impressive driveway which is fit to house several vehicles provides access to detached garage which is fitted with light and power. The space is secured by a combination of timber fencing, mature shrubbery and stone walls making it ideal for those with pets and young children.

#### 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.






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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	68	
(55-68) <b>D</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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