



£475,000

Main Road, Matlock DE4 2LJ

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

01773 820983

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Step Inside

Key Features

- Charming Stone Cottage
- Situated In the Heart Of A Traditional Peak District Village
- Driveway For Several Vehicles
- Stunning Countryside Views
- Surrounded By Countryside
- Three Double Bedrooms
- Two Reception Rooms
- Modern Dining Kitchen
- Highly Regarded School Catchment
- Two Shower Rooms & Family Bathroom

Property Description

Derbyshire Properties are delighted to present this stunning stone built period cottage located in the heart of a traditional & sought after peak district village. Offering a tranquil lifestyle whilst remaining easily commutable to the historic nearby town of Matlock, we recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the home briefly comprises; Entrance porch, hallway, dining kitchen, shower room, dining room & lounge to the ground floor with three double bedrooms, family bathroom & further shower room to the first floor.

Externally, the home boasts a wonderful corner position which offers driveway parking for several vehicles, mainly to the side elevation whilst the garden itself, situated to the rear includes lawn area & further stone patio combining to form the ideal area to host or relax. There is further space for sizeable timber shed for outdoor storage whilst the general outdoor space benefits from timber fencing to secure the space making it ideal for those with pets or young children.

Side Porch

With side aspect double-glazed window overlooking the driveway and parking. Stone-flagged floor and Worcester gas-fired boiler serving the central heating and hot water. Glazed leaded-panel door accessing:

Entrance Hall

With staircase to the first floor, wall mounted radiator with thermostatic valve and useful understairs cupboard providing a wealth of storage. Doorways to;

Ground Floor Shower Room

A tiled three piece suite including; Corner shower cubicle, corner hand wash basin with storage & low level WC.

Dining Kitchen

A superb family room which benefits from a wealth of natural light with double glazed windows to side and rear elevation where composite door also resides. Exposed timber beams to the ceiling are a welcome display of tradition whilst the kitchen itself is sleek & modern. There are a range of base cupboards and eye level units for storage with complimentary polished granite work surfaces over which help integrate a range of appliances including; NEFF oven, NEFF induction hob with accompanying extractor hood, integrated dishwasher and inset sink & drainer unit. Tiled flooring extends throughout the space whilst fitted island provides breakfast seating area & further storage.

Dining Room

The room has dual-aspect double-glazed windows, with the front-aspect window incorporating a window seat and overlooking the village square. A feature fireplace opening creates a display niche. There are exposed ceiling beams, fitted shelving and a borrowed-light window to the sitting room. A central heating radiator with thermostatic valve is provided. A bi-fold glazed door leads to:

Lounge

With front-aspect double-glazed windows, again with a window seat. A composite stable-style entrance door opens onto the front of the property. The room has exposed beams to ceiling, and a fine feature fire opening with a dressed stone surround and heavy stone corbelled lintel, housing a Clearview multi-fuel stove. There are three wall mounted radiators.

Landing

Accessing all three bedrooms, the family bathroom & second shower room.

Bedroom One

With two double glazed windows to front elevation overlooking the square, two wall mounted radiators and carpeted flooring throughout. Full length fitted wardrobe unit provides valuable storage capacity.

Bedroom Two

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. There is a wealth of high specification fitted furniture in this room including wardrobes with fitted shelving/hanging space, bookcase & desk/dressing unit.

Bedroom Three

Enjoying a fabulous dual aspect with double glazed windows to rear and side elevation enjoying the wonderful countryside views. There is also two wall mounted radiators, carpeted flooring and further impressive fitted wardrobe units for storage.

Bathroom

A tiled three piece suite including; Bath with shower screen & electric attachment, double width handwash basin and low level WC. Wall mounted heated towel rail, double glazed obscured window, shaving point and fitted storage cupboard completes the space.

Upstairs Shower Room

Outside

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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.

Council Tax

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



