



11, Portway Drive

Matlock, DE4 3TS

A stunning four bedroomed detached family home, beautifully positioned on Portway Drive Matlock, benefitting from driveway parking, single detached garage and stunning landscaped garden. Occupying a superb location within easy access of excellent amenities in Matlock, this substantial family home has accommodation arranged over two floors and an excellent EPC rating of B.

The front door opens to a broad reception hall with fitted storage and cloakroom WC. A spacious dual aspect dining kitchen has a range of contemporary units with worktops over, incorporating Smeg appliances including five burner hob with extractor hood over, integrated oven and grill/microwave oven and warming drawer. The kitchen features integrated fridge freezer and dishwasher, and a ceramic sink and drainer set beneath front facing window looking over Portway drive. There is ample space for family table and chairs and French windows lead out into the garden. Accessed from the kitchen is a utility room with further unit storage and a ceramic sink unit and drainer along with space for washing machine and dryer. A UPVC glazed door opens into the garden.

At the heart of the property is a spacious dining room with fully glazed floor-to-ceiling windows and French doors which open into the garden. Double doors lead to a triple aspect sitting room with superb natural light, wool carpet and French doors to the garden.



- Stunning four bedroomed detached family home in Matlock
- Driveway parking and single detached garage
- Dining kitchen with integrated appliances and utility room
- Lovely dining room
- Master bedroom with en-suite
- Excellent green credentials - EPC rating B
- Triple aspect sitting room with French windows
- Family bathroom
- Stunning landscaped garden to the rear
- Internal inspection highly recommended



Stairs rise to the first floor galleried landing with three separate storage cupboards and a window enjoying a pleasant view. The master bedroom has a dual aspect, fitted wardrobes and views over the garden. The en-suite consists of a low flush WC, wall mounted wash basin, walk in shower enclosure and a heated towel rail. Bedroom two is a double bedroom with dual aspect, fitted storage and rear garden aspect. Bedroom three enjoys a similar rear facing aspect with fitted storage and is currently used as a home office. Bedroom four is a dual aspect single bedroom with front facing view. The family bathroom completes the accommodation featuring bath, low flush WC wall mounted wash basin, shower enclosure and a heated towel rail.

Outside, to the side of the property is driveway parking for two vehicles leading to a detached garage with workshop area and boarded ceiling. To the front of the property is a well-maintained lawn with low level box hedgerow.

Immediately to the rear of the property is a porcelain tiled patio area and landscaped garden with circular lawn. A block paved pathway surrounds the lawn with a central seating area with oak structure and floral borders. Lighting has been installed, as well as mounted brick lights producing a stunning effect for late evening use of the garden. There is external security lighting and an outside tap. A timber shed is discreetly located behind the garage.

To the right hand side of the property there is potential to create a further parking area, subject to the necessary planning permissions being sought.

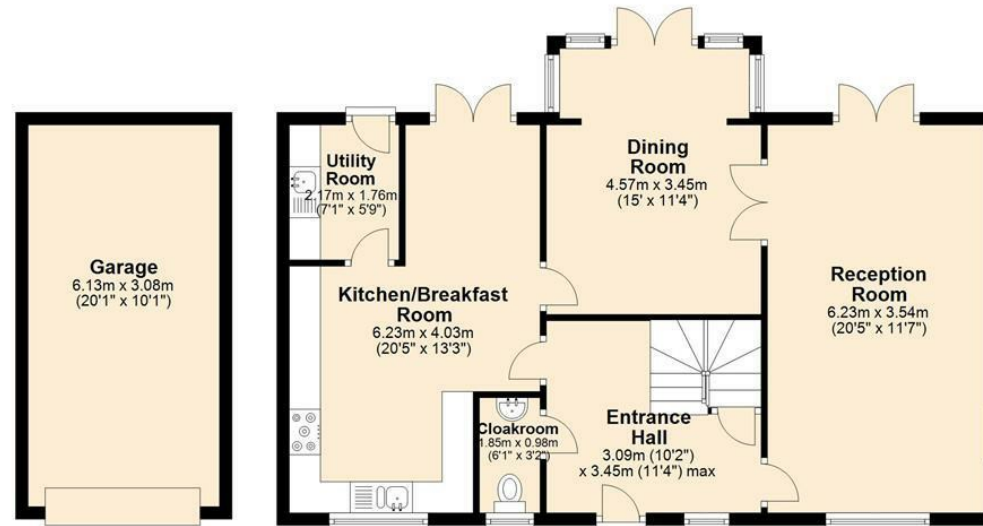






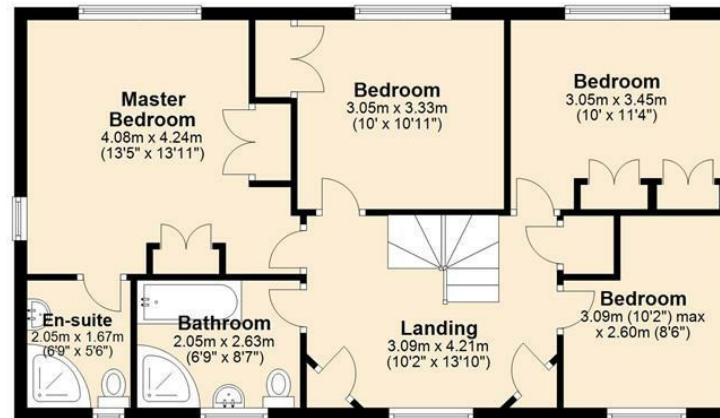
Ground Floor

Approx. 92.5 sq. metres (996.0 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



Total area: approx. 162.4 sq. metres (1748.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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