



Newquay, Holt Road

Matlock, DE4 2QD

A charming two bedroom stone built semi-detached cottage, beautifully positioned on Holt Road, Hackney, benefitting from far reaching views and a delightful terraced garden. Occupying an elevated position with west facing views across the valley, this charming cottage has accommodation arranged over two floors with many attractive features and UPVC double glazing throughout.

The front door opens to a sun room with fine views and seating area. A further door provides access to the sitting room with a front facing aspect and brick backed fireplace with wood burning stove.

The spacious dining kitchen features a range of paneled units with solid wood worktops over incorporating sink and drainer and space for washing machine, freestanding oven/hob and undercounter fridge. There are lovely views across the valley and there is space for a dining table and chairs. From



- A charming two bedroom semi-detached cottage on Holt Road, Hackney
- Spacious dining kitchen
- Family shower room
- Internal viewing essential
- Sitting room with wood burning stove
- Utility room / storage
- Stunning views across the valley
- Sun room with fine views
- Two double bedrooms
- Lovely terraced garden with decked seating area



the dining kitchen. Accessed from the dining kitchen is a utility area, storage area and a door to the rear garden.

From the sitting room stairs rise to the first-floor landing with access to two bedrooms, shower room and stable door to the garden. The main double bedroom enjoys a front facing aspect with far-reaching views across the valley. The room also benefits from fitted storage. Bedroom two is a further double bedroom enjoying a similar aspect across the valley. The stylish family shower room features a low flush WC, walk-in shower enclosure, contemporary wash basin and a heated towel radiator.

Outside, to the front of the property is a pretty forecourt garden with well stocked flowering plants, seating area and superb views.

To the rear of the property is a gently terraced garden with exceptional views across the valley. This pretty garden features lawn, well-stocked borders and fruit trees. At the top of the garden is a decked seating area ideal for sitting out during the summer months and a summerhouse included in the sale.

Tenure Freehold, All mains services connected.
Band C Council tax.

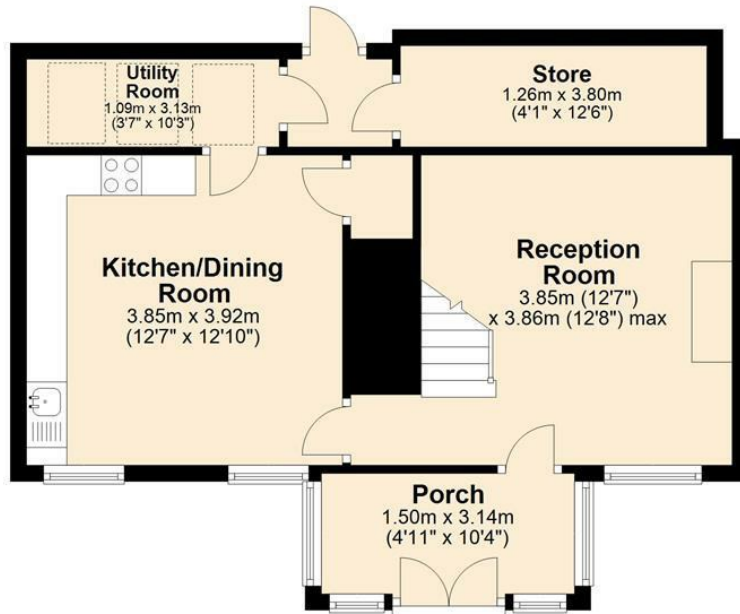






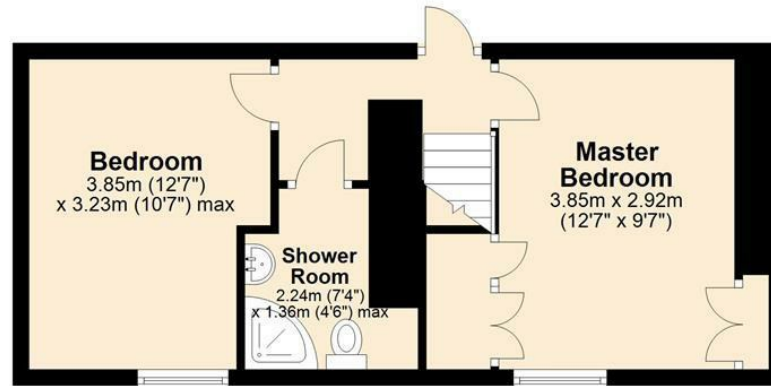
Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 84.7 sq. metres (911.2 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.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840