

#### West View 51 and 51A

### Hackney, Matlock, DE4 2QB

An attractive and substantial 4 bedroom detached property, presenting a fantastic opportunity to modernise internally whilst occupying a generous plot with panoramic views of the surrounding countryside. Offering 1872 sqft of accommodation over two storeys and benefitting off street parking, garage and beautifully presented gardens.

The property is currently used as 2 separate properties, one as a main residence and the other as holiday let accommodation.

The ground floor comprises; Kitchen with breakfast bar and access onto the side of the property, open plan living space with log burning stove and a second living room and dining kitchen.

The first floor comprises; 4 double bedrooms and 2 bathrooms.

# Dales and Peaks ForwardMove - Please read

























### Floor Plan

# Hall 1.9 m x 2.7 m Bedroom 3.1 m x 4.5 m Bedroom 3.1 m x 3.9 m Primary Bedroom 3.6 m x 4.5 m 3.8 m x 3.5 m Bath 2.2 m x 1.7 m 3.1 m x 1.5 m n x 2.0 m.7 m x 2.0 r Family Room 7.0 m x 4.3 m Living Room 4.4 m x 4.5 m Eat-in Kitchen Fat-in Kitchen Porch .7 m x 1.2 Floor 1 TOTAL: 174 m2 FLOOR 1: 91 m2, FLOOR 2: 83 m2 EXCLUDED AREAS: PORCH: 2 m2 DALES & PEAKS Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

## Viewing

Please contact our Matlock Office on 01629 700246

if you wish to arrange a viewing appointment for this property or require further information.

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#### Area Map



## **Energy Efficiency Graph**













