



3 Baileys Mill , Bentley Brook, Matlock, DE4 5NR
£800 pcm



- Well presented ground floor apartment
- 2 Bedrooms
- Master bedroom with shower room
- Open-plan living-dining-kitchen
- Allocated parking
- Walking distance of Lumsdale Falls
- Family Bathroom
- Communal gardens

Tel 01629 760899

Mobile 07977 136687

www.sallybotham.co.uk

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An exceptionally well presented ground-floor apartment, located within a fine former corn mill building, having a wealth of original features, and being ideally located on the outskirts of the village of Tansley, close to the local amenities in nearby Matlock and Matlock Green as well as being located within a short walk of Lumsdale Falls. The accommodation offers two bedrooms, master en-suite, family bathroom, and open-plan living-dining-kitchen. There is an allocated parking space within a communal carpark and communal gardens to the rear of the property.

Entering the property via an entrance door which leads from the communal lobby to:

RECEPTION HALLWAY 10'3 x 3'6 and 8'2 x 2'10

Having an intercom to the main entrance door, wall-mounted electric panel heater, and doors opening to:

LIVING DINING KITCHEN 18'6 x 11'3 and 17'1 x 9'

A spacious 'L'-shaped room with rear-aspect windows overlooking the communal gardens to the rear of the property. The dining-kitchen area of the room has light wood-effect laminate flooring and a good range of units in a shaker-style finish with cupboards and drawers beneath a roll-edged worksurface with a tiled splashback. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a 1½ bowl sink and a four-ring electric hob with cooker hood over, beneath which is a fan-assisted electric oven. Integral appliances include a slimline dishwasher, fridge, freezer, and washer-dryer. There is a passivent extractor. The living area of the room has a heavy original exposed beam to the ceiling, wall-mounted electric panel heater, and wall-lamp points.

BEDROOM ONE 12'6 x 9'11 With rear-aspect windows, having fitted shutters, overlooking the communal gardens to the rear of the



property. There is a wall-mounted electric heater, wall-lamp points, and a door opening to:

EN-SUITE SHOWER ROOM 7' x 3'3 Being partially-tiled, and having a suite with shower cubicle with mixer shower, pedestal wash hand basin, and dual flush close-coupled WC. There is an electric towel heater and a Passivent extractor.

BEDROOM TWO 8'2 x 6'5 With rear-aspect windows, again overlooking the communal garden. The room has wall-lamp points, electric panel heater, and telephone point, making this room ideal as a study if not required as a bedroom.

FAMILY BATHROOM 9'2 x 5'7 Being partially-tiled and having a suite with panelled bath with mixer tap and hand-held shower spray and concertina shower screen; pedestal wash hand basin; dual flush close-coupled WC. There is a chrome-finish ladder-style towel heater, shaver point, and Passivent extractor. A door opens to an airing cupboard having slatted linen storage shelving and housing the hot water cylinder which is fitted with twin immersion heaters.

OUTSIDE To the front of the building is a communal car park with allocated parking, to the rear of the building is an area of communal gardens with terraced border with mature trees and shrubs as well as a shared terrace. To the side of the building is the original Mill Race now creating a delightful water feature and a haven for wildlife. There is a cellar which currently provides useful storage for pedal cycles.

SERVICES AND GENERAL INFORMATION Mains electricity, water and drainage are connected to the property.

COUNCIL TAX BAND (Correct at time of publication) 'C'

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

