



28 Hackney Road, Hackney, Matlock, DE4 2PX
£1,600 pcm

A superbly presented, delightfully spacious two-storey detached property ideally located on the outskirts of the town in an elevated position with commanding views over the open countryside and wooded hills of the Derwent valley. The split-level accommodation offers three double bedrooms, all with en-suite facilities, spacious sitting room, spacious dining kitchen, and utility room with cloakroom off. There are delightful, terraced gardens to the front and rear to the property, with decked and flagged seating areas taking advantage of the commanding views.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5 miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Tel 01629 760899

Mobile 07977 136687

www.sallybotham.co.uk

Entering the property via a panelled entrance door which opens to:

RECEPTION HALL 1.08m x 0.89m

Having a staircase rising to the upper floor accommodation and a contemporary oak panelled door opening to:

DINING KITCHEN 7.55m x 3.06m maximum measurements

A delightfully spacious room with front aspect double glazed picture windows with superb far-reaching views over the wooded hills and open countryside of the Derwent Valley. There is a further side aspect window flooding the dining area with natural light. The room has wood effect laminate flooring and the kitchen area of the room being fitted with a good range of Shaker style units, with cupboards and drawers set beneath a granite effect work surface with a tiled upstand. The work surface continues to form a peninsula room divide. Set within the work surface is a stainless sink with mixer tap and a four-burner gas hob, over which is a cooker hood. Beneath the hob is fan assisted electric oven and grill. There are wall mounted storage cupboards with under cabinet lighting and open display shelves. Beneath the window is a breakfast bar taking advantage of the beautiful views. There is an integral 12-place setting dishwasher and integral fridge. The room is illuminated by downlight spotlights and there is a central heating radiator with thermostatic valve. A contemporary glazed door opens to:

INNER HALLWAY 4.29m x 1.51m maximum measurements

Having wood effect laminate to the floor following through from the kitchen, with a useful deep under stairs storage cupboard with fitted shelving. There is a central heating radiator with thermostatic valve, and a contemporary glazed door opening to:

SITTING ROOM 4.55m x 3.60m

With front aspect floor length hardened windows, and a glazed door opening onto the terrace to the front of the property and enjoying the superb views, there is a further side window lending extra light. The room has light wood effect laminate flooring, and a raised hearth housing a log burning stove. There is a central heating radiator with thermostatic valve, television aerial point with satellite facility, and a wall lamp point.

From the hallway a door opening leads to:

UTILITY ROOM 3.19m x 1.69m

Having a side aspect window with obscured glass and a hardwood door opening onto the side of the property. The room has slate effect ceramic tiles to the floor and a work surface with an inset stainless sink with mixer tap, with storage cupboard beneath. Beneath the work surface is space and connection for an automatic washing machine, tumble dryer and further white goods. The room is illuminated by downlight spotlights, there is a central heating radiator with thermostatic valve, and an extractor fan.

A door opens to:

GROUND FLOOR WC 1.38m x 0.77m

With a pedestal wash hand basin, close coupled WC, a ladder style towel radiator, and an extractor fan.

From the hallway a contemporary oak door opens to:

GROUND FLOOR BEDROOM 3.60m x 2.63m

With side aspect double glazed windows enjoying views to Cawdor. The room has light wood laminate flooring following through from the hallway, downlight spotlights and a built-in cupboard housing the gas fired boiler which provides hot water and central heating to the property.

A door opens to:

EN-SUITE SHOWER ROOM 2.62m x 1.50m

A fully tiled room with ceramic tiled floor, illuminated by downlight spotlights, having a side aspect double glazed window with obscured glass, and suite with quadrant shower cubicle with mixer shower with handheld shower spray, contemporary hand wash basin with storage cupboard beneath, and dual flush close coupled WC. There is a chrome finish ladder style towel radiator, and an extractor fan.

From the entrance hallway a staircase rises to:

FIRST FLOOR LANDING 0.98m x 0.86m

With a door opening to a linen cupboard with fitted shelving, and further doors opening to:





MAIN BEDROOM 3.01m x 5.60m

A characterful room, built into the shape of the roof, and having a front aspect Velux roof light window with superb far-reaching views over the surrounding countryside. The room has a central heating radiator with thermostatic valve, storage cupboards built into the eaves, and a door which opens to:

EN-SUITE SHOWER ROOM 4.65m x 1.91m

A light and spacious contemporary en-suite with a side aspect Velux window and a glazed door opening to a Juliet balcony, from where there are views over the town towards the Heights of Abraham. The room has slate effect ceramic tiles to the floor, a standalone roll top bath with mixer taps, and walk in shower cubicle with mixer shower with overhead spray and glass shower screen. The room is illuminated by downlight spotlights, there is a chrome finish ladder style towel radiator, and an extractor fan.

A panelled door opens to:

WC 1.46m x 1.46m

Having a side aspect double glazed window, ceramic tiles to the floor following through from the shower room, and suite with concealed cistern WC, wash hand basin set upon a chrome basin frame, an extractor fan, and a shaver point.

From the landing a further panelled door opens to:

BEDROOM TWO 2.65m x 3.57m

Again, built into the shape of the roof, with a front aspect Velux window taking advantage of the superb views. The room has storage cupboards built into the eaves, and an open fronted wardrobe with hanging rail and shelf. The room also benefits from a central heating radiator with thermostatic valve.

A bi-fold door opens to:

EN-SUITE 2.61m x 0.78m

Having a rear aspect Velux roof light window overlooking the gardens, wood effect flooring, and suite with tiled cubicle with mixer shower, contemporary wash hand basin with storage cupboard beneath, and concealed cistern WC. There is an extractor fan.

OUTSIDE

The property is approached via a stepped pathway which leads to a flagged terrace across the front of the property, enjoying a south-westerly aspect and fine views. A flagged and stepped pathway leads up the side of the property to the utility room entrance door to the opposite side of the terrace. A further flagged pathway leads to steps rising to a good-sized area of garden, with grassed areas and three decked seating areas overlooking the valley. From the garden steps rise to a personnel gate leading onto Bumett Lane. The property has outside lighting and an outside water supply.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

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

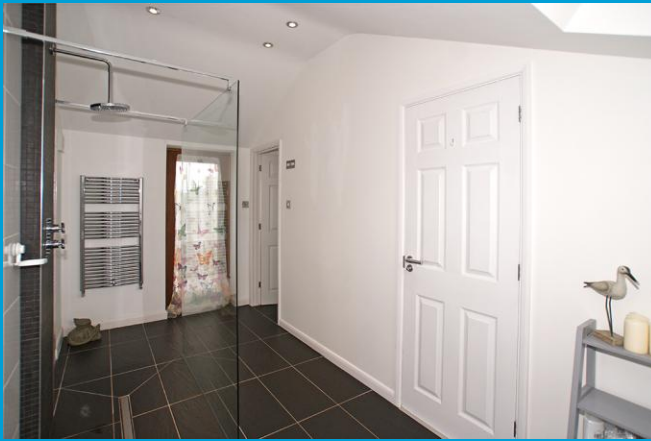
COUNCIL TAX COST (£PA) £2,072.93

DIRECTIONS

Leaving Matlock Crown Square along the A615 towards Bakewell, take the first right turn into Dimple Road, follow the road up the hill turning right at the T junction at the top, turn first left into Farley Hill and first left into Hackney Road, where the property can be found on the right-hand side.

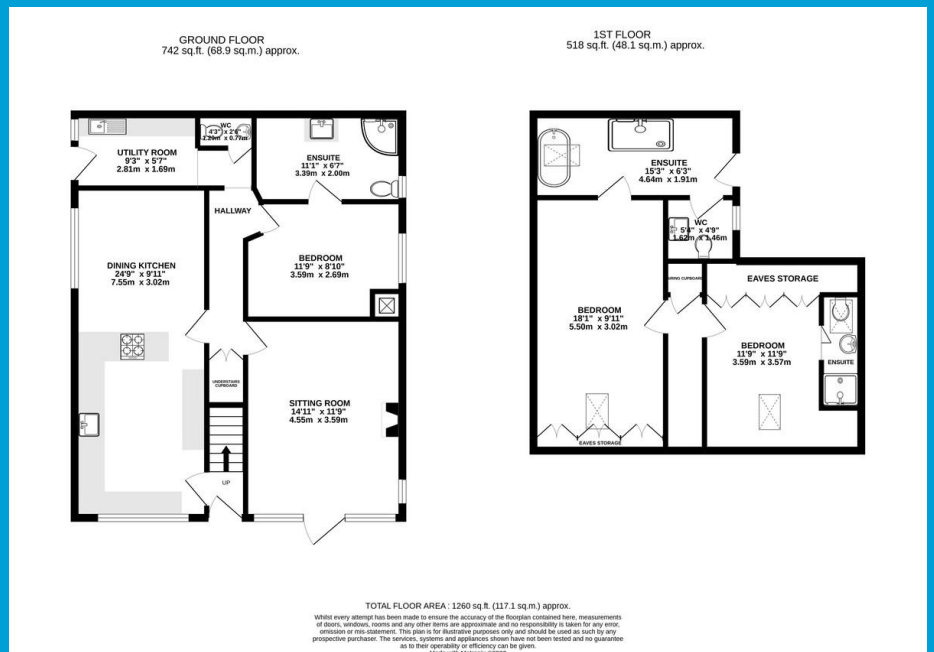
Disclaimer

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: 28 Hackney Road			



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