



41 New Street, Matlock, DE4 3FH
£750 pcm



- Two bedrooms
- Living room
- Newly fitted kitchen
- Rear courtyard garden
- Attic room
- Dining room
- Family bathroom
- Forecourt garden to front

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A stone fronted, late Victorian period property, ideally located within easy reach of the town centre in a quiet residential area with accommodation set over three floors offering two bedrooms, family bathroom, sitting room, dining room and fitted kitchen. There is courtyard garden to the rear of the property and a forecourt garden to the front. 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 (4.5miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Entering the property via an original panelled door which opens to:

SITTING ROOM 11'11 x 10'9 (3.63m x 3.28m) Having original front aspect sliding sash bay window with fitted storage cupboard within the bay. The room has original coving to the ceiling, a feature fire opening with a dressed stone surround housing a flame effect electric stove. The room has central heating radiator, television aerial point with satellite facility. A door opens to:

INNER HALL Where a staircase rises to the first-floor landing and a further door leads to:

DINING ROOM 12'2 x 10'9 (3.71m x 3.28m) With rear aspect sliding sash windows overlooking the courtyard garden, light wood effect laminate flooring and a feature fire opening, creating a display niche. To the side of the chimneybreast are original built-in pot cupboards and drawers. The room has a central heating radiator, telephone point and a door to a useful under stairs storage cupboard. A door opening leads to:

KITCHEN 6'4 x 5'11 (1.93m x 1.8m) With a rear aspect sliding sash window, light wood effect laminate flooring and an original batten door opening onto the rear of the property. There are fitted cupboards providing storage space, and a wood-effect work surface with tiled splashback, set within which is a stainless sink with mixer tap and a 4-burner gas hob with extractor hood over.

From the inner hallway a staircase rises to a half-landing where a door opens to:

BEDROOM ONE 12'1 x 10'10 (3.68m x 3.3m) Having a front aspect upvc double glazed window, television aerial point, central heating radiator and a door opening to a useful built-in storage cupboard.

From the half-landing a door opening leads to:

FIRST FLOOR LANDING 3.68m x 3.27m maximum measurements Sited on the landing is a gas fired combination boiler which provides hot water and central heating to the property. Doors open to:

BEDROOM TWO 8'11 x 6'9 (2.72m x 2.05m) Having a rear aspect sliding sash window, central heating radiator, and a telephone point.

FAMILY BATHROOM 6'3 x 5'11 (1.9m x 1.8m) Being partially tiled with a ceramic tiled floor and having a rear aspect window with obscured glass, suite with panelled bath with mixer shower over, pedestal wash hand basin, dual flush close coupled WC, and a ladder style towel radiator.

From the landing a euro tread ladder style staircase rises to:

ATTIC ROOM 19'5 x 9'11 (5.92m x 3.02m) Having a rear aspect Velux roof light window. Built into the shape of the roof with limited head height to the eaves. The room has a central heating radiator with thermostatic valve.

OUTSIDE To the front of the property is a forecourt garden and to the rear is an enclosed patio style garden with a flagged seating area and a brick built outbuilding.

SERVICES AND GENERAL INFORMATION All mains services are connected to the property.

DIRECTIONS Leaving Matlock Crown Square and heading south-east along the A615, at the roundabout take the first exit on to Bank Road. Take the 4th turn on the right onto New Street, following the road round the bend 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.

