



**69, Wellington Street, Matlock, DE4 3GS**  
**£1,500 pcm**



- 4 bed semi-detached property
- Set over three floors
- Fully furnished
- Off road parking
- Dining kitchen
- Family bathroom
- Ensuite
- Utility room

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# 69 Wellington Street, Matlock, DE4 3GS

An exceptionally spacious, late Victorian, stone-built, semi-detached family home, ideally located within easy reach of the town centre, with accommodation set over three floors, offering: four bedrooms; en suite; family bathroom; elegant hallway; dining kitchen; sitting room; and spacious utility room. There is a forecourt garden, rear yard, and off-road parking.

Entering the property via a half-glazed composite entrance door, which opens to:

**ENTRANCE VESTIBULE** Having black and red quarry tiles to the floor laid in a checkerboard pattern, original coving to the ceiling, and a glazed door with sidelight and over-door windows opening to:

**RECEPTION HALLWAY** An elegant reception hallway having a staircase rising to the upper floor accommodation, with turned spindles and newels. There is original cornice to the ceiling, central heating radiator with thermostatic valve, and panelled door opening to:

**DINING KITCHEN** A spacious dining kitchen with front-aspect double-glazed sliding sash bay window, with a window seat, enjoying views towards High Tor and Masson. The room has stripped polished original floorboards, original cornice to the ceiling, centre ceiling rose, and fitted picture rail. To the centre of the room is an island unit with storage cupboards beneath, having a granite top with an inset stainless sink. Beneath the worksurface, there is space and connection for a dishwasher. Set within a chimney piece is a freestanding Kenwood range-style cooker with a five-burner hob and double-width oven. The kitchen has open-display shelves, space and connection for an American-style side-by-side fridge-freezer, and ample space for a dining table. There is a central heating radiator, and a broad opening leading to:

**SITTING ROOM** With rear-aspect patio doors opening onto the yard. The room has original cornice to the ceiling, fitted delft rack, and a feature fireplace with a cast iron surround and tiled insert creating a display feature. There are open-display shelves and a television aerial point. The room has a central heating radiator.

**GROUND FLOOR WC** Having a side-aspect double-glazed window with obscured glass, polished marble tiles to the floor, and suite with dual-flush close-coupled WC, and pedestal wash hand basin.

**UTILITY ROOM** With a side-aspect double-glazed window overlooking the yard, and a half-glazed UPVC stable-style door opening onto the rear of the property. The room has light wood-effect laminate flooring, exposed beams to the ceiling, and a feature fireplace with a dressed stone surround and heavy stone lintel with wooden mantle creating a storage cupboard. To the side the chimney breast are further cupboards, one of which houses the Worcester combination gas-fired boiler, which provides hot water and central heating to property. The room has a timber worksurface with an under-mounted porcelain sink, and storage cupboard. Beneath the worksurface, there is space and connection for a washing machine and tumble dryer.

From the hallway, a panelled door opens to a stone staircase, which descends to:

**LOWER-GROUND FLOOR BEDROOM (BEDROOM FOUR)** Having a front-aspect double-glazed sliding sash window, overlooking the garden. The room has a point for a wall-mounted TV, and a contemporary vertical central heating radiator.

**EN SUITE** Being fully-boarded with wet-wall-style boarding and having a suite with: quadrant shower cubicle with mixer shower; concealed-cistern dual-flush WC; and semi-countertop wash hand basin, with storage cupboard beneath and illuminated mirror over.



The room has a chrome-finished ladder-style towel radiator, and an extractor fan.

From the hallway, an elegant original staircase with turned spindles and newels, and swept hardwood handrail rises to:

**FIRST FLOOR LANDING** A split-level landing, where doors open to:

**BEDROOM ONE** Having a front-aspect UPVC double-glazed sliding sash bay window with commanding views over the town, taking in Ribber Castle, High Tor, and the Heights of Abraham with Black Rocks in the distance. The room has elegant original cornice to the ceiling, and a fine feature fireplace with a polished marble surround and tiled insert and hearth. The room has a central heating radiator with thermostatic valve.

**BEDROOM TWO** Having a rear-aspect double-glazed sliding sash window overlooking the enclosed yard. The room has an original cast iron bedroom fireplace, and a central heating radiator with a thermostatic valve.

**BEDROOM THREE** With front-aspect double-glazed window, having similar views to bedroom one. The room has a central heating radiator with thermostatic valve.

From the landing, an access hatch opens to a loft space with a retractable ladder. Further doors open to:

**STUDY** With a side-aspect window, and central heating radiator with thermostatic valve.

**FAMILY BATHROOM** Having a double-glazed window with obscured glass, wood-effect laminate flooring, and a suite with: panelled bath with mixer taps and handheld shower spray; quadrant shower cubicle with mixer shower; wash hand basin with storage cupboard beneath and shaver point; and dual-flush close-coupled WC. The room has two towel radiators, and a feature bedroom fireplace.

**OUTSIDE** To the front of the property is a forecourt garden with a central lawn enclosed by hedging and shrubs. To the rear of the property is an enclosed rear yard, where steps rise to a parking area to the rear of the property for one vehicle.

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

**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.

