



Rock House, Sledgegate Lane, Lea, Matlock, DE4 5GL
£1,600 pcm



- Spacious contemporary detached home
- Spectacular countryside views
- Open plan living dining kitchen with feature log-burning stove
- Patio doors from living area to balcony
- Two spacious bedrooms
- Ensuite to main bedroom and further family bathroom
- Front, side and rear aspect gardens
- Driveway parking

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A spacious and bright contemporary detached home with exceptional views over neighbouring rooftops to the surrounding wooded hills and open fields of the Derbyshire Dales countryside. The accommodation offers: two double bedrooms; spacious open-plan living-dining-kitchen with sliding patio doors opening to a front-aspect balcony; bathroom; en suite shower room to the main bedroom; office / bedroom three. There are beautifully manicured gardens to the front and side, a rear patio courtyard, and a driveway providing off-road parking.

Entering the property via a partially-glazed panel entrance door with decorative obscured glass and obscured side-light window, which opens to:

ENTRANCE HALLWAY Having matt well to the entrance door, oak flooring, and staircase with wooden handrail and glass balustrades rising to the upper floor accommodation. There is a side-aspect UPVC double-glazed window, a central heating radiator, and downlight spotlights.

Oak panelled doors open to:

OFFICE Having oak flooring; front-aspect double-glazed windows overlooking the garden and driveway; a side-aspect panelled entrance door with obscured glass; and fitted dresser unit with cupboards, drawers, and shelving providing storage space. The room is illuminated by downlight spotlights, has a central heating radiator, and ample space for bedroom or office furniture.

MAIN BEDROOM Having side-aspect windows, and rear-aspect sliding patio doors which open to the rear patio courtyard. A spacious room with ample space for a superking bed, having a central heating radiator, and an oak panelled door opening to:

EN SUITE A fully-tiled room with downlight spotlights, having a rear-aspect UPVC double-glazed window with obscured glass, and suite comprising of: wash hand basin with mixer tap; dual-flush WC; level-entry shower cubicle with mixer shower with handheld and overhead shower sprays. There is a ladder-style towel radiator, a fitted mirror-fronted storage cabinet, and an extractor fan.

BEDROOM TWO With dual-aspect windows, a good sized double bedroom with mirror-fronted wardrobes with drawers beneath, fitted hanging rail, and shelving providing storage space. The room has a central heating radiator with thermostatic valve.

FAMILY BATHROOM A fully-tiled room with downlight spotlights, with a side-aspect window with obscured glass, and suite comprising of: wash hand basin with mixer tap, with mirror-fronted storage cabinet over; dual-flush WC; bath with mixer tap and shower above. There is a ladder-style towel radiator, and an extractor fan.

From the entrance hallway, a staircase with oak handrail and glass balustrades rises to:

OPEN-PLAN LIVING-DINING-KITCHEN To the kitchen area are soft-close cupboards and drawers, set beneath a marble-effect worksurface with matching

splashback. Set within the worksurface are two stainless sinks: one with mixer tap, and one with Quooker boiling water tap. There are further fitted cupboards providing storage space, with under-cabinet lighting. Integral appliances include: an American-style fridge-freezer, microwave oven; electric fan-assisted oven and grill; under-counter drawer dish washer.

To the centre of the kitchen area is an island, having space beneath for seating. Fitted within the island is a four-ring induction hob with central extractor vent, which is vented to the outside. Beneath the island are soft-close cupboards and drawers. The kitchen area has a side-aspect window and rear-aspect patio doors opening to a Juliet balcony. The kitchen has ample space for dining furniture, and there is a central heating radiator with thermostatic valve.

To the living area, there are front-aspect double-glazed picture windows, built into the shape of the roof and further double-glazed sliding patio doors, opening to the front-aspect balcony, having space for outdoor furniture and plants. Sited within the living area is a barrel-style log-burning stove vented to the outside, and a fitted unit with open-fronted cupboards, shelving, and drawers, providing storage space. There is ample space for living furniture, and a rear-aspect double-glazed entrance door opening to a rear stairwell that rises to the side-aspect garden. There is a central heating radiator with thermostatic valve, and telephone WiFi point.

OUTSIDE To the front of the property is a well-manicured area of rockery, with borders housing ornamental shrubs and flowering plants, and being enclosed by a stone wall. There is a driveway, providing off-road parking, beside which is a pebbled area of garden with raised stone borders housing flowering plants and small trees, and having a fitted wooden bench. From this area, steps rise to a wooden access gate, leading to the side-aspect terrace garden.

To the end of the driveway is a rear-aspect pedestrian access gate, opening to the side and rear of the property, and a brick pathway, which leads along the immediate front of the property to the entrance door, and continues to a further rear-aspect gate.

To the side of the property, a gravelled pathway leads to the side-aspect entrance door, which opens to the office, and continues around to the enclosed rear patio courtyard, having a flagstone patio area, good-size shed, raised stone border with flowering plants, and being completely encapsulated by the natural rock faces of the area.

To the top of the well-manicured terrace garden, there is an area of flagstone patio, with ample space for garden furniture and pot plants, and a further gravelled seating area with further space for garden furniture or a fire pit.

From the flagstone patio, a fitted walkway leads to a staircase, which descends to the rear-aspect entrance door, opening to the living-dining-kitchen.

There is outside lighting, power, and water supply.

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

For Broadband speed please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For Mobile Phone coverage please go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

DIRECTIONS Leaving Matlock along the A615 towards Alfreton, continue for approximately 3 miles. Turn right at the crossroads on to High Lane, then right again on to Lea Moor Road. Continue as the road merges on to Lea Main Road, then take the 2nd left on to Sledgegate Lane where the property can be found on the right-hand side, identified by our for sale board.

