



24 Dale Road, Matlock, DE4 3NB
£995 pcm



- End of row period home
- Three bedrooms
- Freshly decorated throughout
- Family bathroom & separate W.C.
- Sitting Room
- Dining room
- Fitted kitchen
- Gardens to front & rear (gardener included)

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Conveniently situated in the town centre, this newly refurbished, end of row period property offers three bedrooms, newly installed family bathroom, separate W.C., sitting room, dining room and newly fitted kitchen. The property has gardens to front and rear with a rear access to Holt Road where there is off road parking.

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.

Entering the property via a broad entrance door with over door light which opens to:

RECEPTION HALLWAY 17' x 3'11 (5.18m x 1.19m)

Having a staircase rising to the first floor accommodation, central heating radiator and panelled doors opening to:

SITTING ROOM 16'5 x 13' (measured into the bay) (5m x 3.96m)

Having front aspect original sliding sash bay windows overlooking the gardens. The room has elegant coving to the ceiling and a feature fireplace with a tiled surround and hearth.

DINING ROOM 13' x 12'2 (3.96m x 3.71m)

With sliding sash windows overlooking the enclosed patio style garden to the rear of the property. The room has a large feature fire opening and a central heating radiator. A panelled door opens to:

KITCHEN 9'11 x 9'8 (3.02m x 2.95m)

With dual aspect windows overlooking the gardens. The kitchen is fitted with a range of newly installed units with cupboards and drawers set beneath a work surface with a tiled splashback. There is a ground level fan heater that is fitted under the floor level cupboards. There are wall mounted storage cupboards. Set within the work surface is a stainless sink with mixer tap. Fitted within the kitchen is a Indesit gas cooker with a 4-burner hob and oven. The work surface returns to form a breakfast bar. Over the cooker is an extractor hood. Sited in the kitchen is the gas fired boiler which provides hot water and central heating to the property. A

door opening leads to a useful under stairs storage pantry with fitted shelving.

From the hallway a staircase rises to a half landing where steps rise to:

FAMILY BATHROOM 9'7 x 6'10 (2.92m x 2.08m)

With a side aspect sliding sash window and newly installed suite with shower bath having mixer shower over and pedestal wash hand basin. There is a central heating radiator and a shaver point.

SEPARATE LAVATORY 9'8 x 2'9 (2.95m x 0.84m)

Having a rear aspect window and close coupled W.C.

From the half landing steps rise to:

FIRST FLOOR LANDING 9'5 x 5'10 (2.87m x 1.78m)

Having ample space for a study area if required. Doors open to:

BEDROOM ONE 14'2 x 10'7 (4.32m x 3.22m)

With front aspect sliding sash windows having views over the garden and the town. The room has a central heating radiator.

BEDROOM TWO 12'2 x 10'4 (3.71m x 3.15m)

With rear aspect sliding sash windows overlooking the garden. The room has an airing cupboard with slatted linen storage shelving and a hot water cylinder.

BEDROOM THREE 9'10 x 6'5 (3m x 1.95m)

With front aspect sliding sash windows enjoying similar views to bedroom one. The room has a central heating radiator.

OUTSIDE

The property is approached via a shared pathway from Dale Road. To the front of the property is an area of garden with borders ideal for flowering plants with an aluminium greenhouse. To the rear of the property is an enclosed patio style garden with flagged seating areas and raised borders ideal for flowering plants stocked with ornamental shrubs. The shared stepped pathway leads to Holt Road where there is an off road parking space.

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>

DIRECTIONS

Leaving Matlock Crown Square over the river bridge and along the A6 towards Matlock Bath, the property can be found on the right hand side up a broad path to the side of Indigo Furniture.



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.

