



2 Mayfield Cottage , Back Lane, Elton, Matlock, DE4 2DB
£1,700 pcm



- Semi-detached 3 bedroom house.
- Open plan living-dining room.
- Newly fitted kitchen.
- Family bathroom.
- Ensuite to main bedroom.
- Garage and driveway.
- Delightful rear garden.
- Ground floor WC.

Tel 01629 760899

Mobile 07977 136687

www.sallybotham.co.uk

2 Mayfield Cottage , Back Lane, Elton, Matlock, DE4 2DB

An exceptionally spacious and immaculately presented, semi-detached family home, ideally located at the centre of the popular village of Elton. The accommodation offers: three double bedrooms, with en suite to the main; family bathroom; spacious open-plan dining lounge; newly-fitted kitchen; utility boot room; ground floor WC; and pantry. There is an integral single garage, driveway with off-road parking, and a delightful garden to the rear of the property.

Elton is a quiet, picturesque village surrounded by beautiful Derbyshire countryside with fine views and walks in every direction. Elton has a primary school, church, and public house. There is a local shop in the nearby village of Winstan (1 mile), and a bus service to the nearby towns of Bakewell (6.4 miles), and Matlock (6 miles), making the village an ideal rural retreat.

Entering the property via a hardwood entrance door, which is protected by an open porch – the door opens to:

RECEPTION HALLWAY

Having a staircase rising to the upper floor accommodation, central heating radiator with thermostat valve, and telephone point. A contemporary oak panelled door opens to:

OPEN PLAN LIVING-DINING ROOM

With dual-aspect UPVC double-glazed windows, the rear window overlooking the garden. The sitting area of the room has a fine feature fireplace with a heavy exposed oak mantle, stone television side plinth, and side seat. The fireplace houses a multi-fuel stove. There is a television aerial point with satellite facility. The room is illuminated by downlight spotlights and there are central heating radiators with thermostat valves. A panelled door opens to:

KITCHEN

A newly-fitted kitchen with a rear-aspect double-glazed picture window overlooking the garden. The room has a good range of contemporary units, with cupboards and drawers beneath a timber-effect work surface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the work surface is a one-and-a-half-bowl sink with mixer tap, and a four-ring ceramic hob, beneath which is a fan-assisted electric oven. Over the hob is an extractor canopy which is vented to the outside. There is an integral fridge and 12-place-setting dishwasher. A door opens to a useful deep downstairs storage cupboard with hanging space, and a light. From the kitchen, a further door opens to:

UTILITY BOOT ROOM

With a side-aspect window and a half-glazed entrance door opening onto the rear of the property. The room has ceramic tile to the floor, space and connection for an automatic washing machine, and space and vent for a tumble dryer. There is a central heating radiator with a thermostat valve. A batten door with Suffolk thumb latch opens to a GROUND FLOOR WC, and a further door opens to:

PANTRY With fitted shelving and a light.

From the boot room, a door opens to:

INTERNAL GARAGE



Having a pair of vehicular access doors, power, and lighting. Sited within the garage is the gas-fired boiler, which provides hot water and central heating to the property.

From the reception hallway, a staircase rises to:

FIRST FLOOR LANDING

Having a built-in storage cupboard, and contemporary oak doors opening to:

BEDROOM ONE

Having a front-aspect UPVC double-glazed window, central heating radiator with thermostat valve, and an oak door opening to:

EN SUITE SHOWER ROOM

With a rear-aspect window overlooking the garden and the fields beyond. Suite with: double-width shower cubicle with mixer shower; pedestal wash hand basin; and dual-flush close-coupled WC. There is a central heating radiator with thermostat valve, and an extractor fan.

BEDROOM TWO

With front-aspect double-glazed windows with views over the village to the open countryside that surrounds the area. The room has a central heating radiator with thermostat valve, and a range of built-in wardrobes providing hanging rails and storage shelving.

BEDROOM THREE

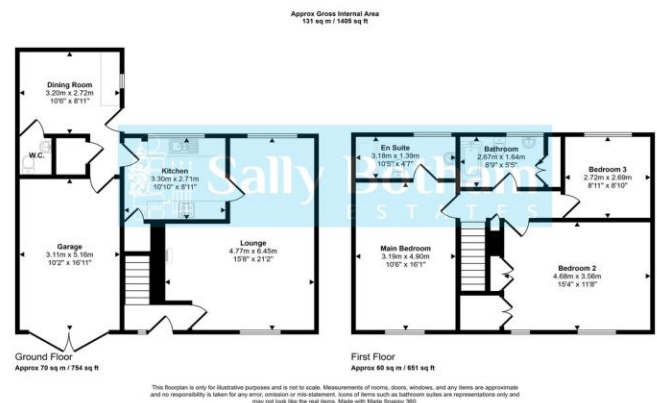
Having a rear-aspect double-glazed picture window overlooking the garden and the fields beyond. There is a central heating radiator with thermostat valve.

FAMILY BATHROOM

A fully-tiled room with a rear-aspect double-glazed window. Suite: with panelled bath with mixer shower over; pedestal wash hand basin; and close-coupled WC. There is a central heating radiator, an extractor fan, built-in bathroom cabinet, and an airing cupboard having slatted linen storage shelving and housing the hot water cylinder.

OUTSIDE

To the front of the property is an area of garden – designed to be a low maintenance – with a gravel border, to the centre of which is a circular stone trough with plants. A driveway provides off-road parking and gives access to the garage. To the rear of the property is a level yard area, from where steps rise to a garden with a lawn, and borders stocked with flowering plants. To the top of the garden is a gravel seating area and a garden shed.



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.

