



5 Sunnybank, Rowsley, Matlock, DE4 2DX
£925 pcm



- Two double bedrooms
- Good sized modern kitchen
- Sitting room, dining room with patio doors to rear
- Wrap around patio terrace garden
- Garage
- Off road parking
- Catchment area for Lady Manners school
- Excellent local amenities, within walking distance of Peak Village

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Delightful semi-detached stone-built property offering two double bedrooms, bathroom, sitting room, breakfast kitchen, and dining room. Residing at a westerly aspect, the property has patio gardens to the side and rear, enjoying the sun for the majority of the day.

Entering the property via a central glazed obscured glass panelled entrance door which opens to:

ENTRANCE HALL 1.3m x 1.0m

Having real oak hardwood flooring, staircase rising to the upper floor accommodation, a central heating radiator, telephone point, and panelled door opening to:

SITTING ROOM 4.25m x 3.85m

With front aspect upvc double glazed windows, real oak hardwood flooring, cornice to the ceiling, wall hung feature electric fire, a central heating radiator, television aerial point with satellite facility, and telephone point.

A panelled door opens to:

BREAKFAST KITCHEN 3.85m x 2.85m

Having a rear aspect upvc borrowed light window to the dining room, being illuminated by download spotlights, with real oak hardwood flooring, and cornice to the ceiling. The kitchen is fitted with a range of cupboards and drawers set beneath a wood effect work surface with matching upstand and tile splashback. Set within the work surface is a 1 1/2 bowl stainless sink with mixer tap and draining board, and a 4-burner gas hob with electric oven and grill beneath and illuminated extractor canopy over. There are further fitted cupboards providing storage space. Appliances include an undercounter fridge and washing machine.

The work surface continues creating a breakfast bar with space beneath for seating. Within the room with space and connection for a free-standing dryer and freezer. Sited within a cupboard is the Worcester gas-fired boiler providing hot water and central heating to the property.

A half-glazed panel door opens to:

DINING ROOM 3.4m x 2.9m

With side aspect upvc double glazed windows, rear aspect upvc double glazed patio doors opening to the rear garden, and a rear aspect Velux roof light window. There is real oak hardwood flooring, a central heating radiator, television aerial extension point, and ample space for dining furniture.

From the entrance hall a staircase rises to:

FIRST FLOOR LANDING 1.9m x 1.5m

Having cornice to the ceiling, a loft access hatch, cornice to the ceiling, and panelled doors opening to:

BEDROOM ONE 3.8m x 2.5m

With rear aspect upvc double glazed windows providing views over the neighbouring rooftops to the surrounding open fields and wooded hills. A double bedroom with cornice to the ceiling, central heating radiator, and a range of fitted wardrobes with hanging rail, drawers and shelving providing storage space.

BEDROOM TWO 2.9m x 2.5m

A double bedroom, having front aspect upvc double glazed windows, central heating radiator, fitted wardrobes with hanging rail, shelving and attached storage cupboard, and a pair of panelled doors opening to a further useful inset storage cupboard, set above the stairs.

FAMILY BATHROOM 2.0m x 1.9m

A partially tiled room with side aspect upvc double glazed window with obscured glass, cornice to the ceiling, wood effect flooring, and suite comprising panel bath with mixer tap and Triton electric shower over with handheld shower spray; pedestal hand wash basin with mixer tap with tile splashback; dual flush close coupled WC. There are wall fitted storage cabinets, a central heating radiator, extractor fan, and fitted towel rail.

OUTSIDE

To the front of the property is an area of brick paved patio, bordered with a mature hedge, leading to the property entrance door.

To the side of the property, a batten door with thumb latch opens to a stone paved path running alongside an area of raised decking, enclosed by a stone wall, with space for garden furniture.

The stone paved path continues around the rear meeting an enclosed patio terrace, providing access to the patio doors opening from the dining room, with an area of astroturf providing space for a BBQ. To the bottom of the patio terrace is a rear access gate.

There is outside lighting on PIR sensors.

Parking is provided via a garage with parking space in front, residing to the rear of the property.

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) 'B'

COUNCIL TAX COST (PA) (Correct at time of publication) '£1,801.01'

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell passing through Darley Dale, upon reaching Rowsley village, turn right onto the B6012, then take the first left onto Hinckley Close. Turn right on to Sunnybank 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Band
A	Energy
B	Efficiency
C	Rating
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
Address:	
Postcode:	