



13 Ryecroft, Two Dales, Matlock, DE4 2FD
£925 pcm



- Three bed mid row property
- Set over three floors
- Furnished optional
- Wifi included

- Separate sitting & dining room
- Modern fitted kitchen
- Family bathroom
- Enclosed courtyard-style garden

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Situated on a quiet cul-de-sac within easy reach of excellent local amenities, this immaculately presented stone-built mid-row property has accommodation set over three floors, offering: three bedrooms, family bathroom, sitting room, dining room, and fitted kitchen. There is an enclosed courtyard garden to the rear.

Entering the property via a half-glazed composite entrance door with decorative panes and over-door light – the door opens to:

SITTING ROOM With front-aspect UPVC double-glazed sliding slash window, light wood-effect vinyl flooring, and wall-hung flame-effect electric fire, and a point for wall-mounted TV. To either side of the chimney breast are built-in open-display shelves and storage cupboards. The room has a central heating radiator with thermostatic valve and a telephone point. A half-glazed door with etched glass panels opens to:

DINING ROOM With rear-aspect UPVC double-glazed sliding slash windows. A staircase rises to the upper floor accommodation, with a useful under-stair's storage cupboard with hanging space and a light. The dining room has a feature fireplace with a natural stone surround and raised hearth, housing a multi-fuel stove. There is light oak-effect vinyl flooring following through from the sitting room. A bi-fold door opens to:

KITCHEN Having a half-glazed door opening onto the rear of the property. The room has a side-aspect double-glazed window, and a good range of units in a shaker-style finish with cupboards and drawers beneath a moulded quartz worksurface with an under-mounted stainless sink. Set within the worksurface is a four-burner gas hob with extractor canopy over, and fan-assisted electric oven beneath. There are wall-mounted storage cupboards, integral fridge-freezer, and space for a microwave. The room has a ladder-style towel radiator.

From the dining room, a quarter-turn staircase rises to:

FIRST FLOOR LANDING Having a staircase rising into the second floor. There is a central heating radiator with thermostatic valve, and panelled doors opening to:

BEDROOM ONE With front-aspect UPVC double-glazed sliding sash windows, and a central heating radiator with thermostatic valve.

BEDROOM TWO Having a rear-aspect, double-glazed, sliding sash window overlooking the enclosed courtyard garden. The room has a central heating radiator with thermostatic valve.

FAMILY BATHROOM Being partially tiled and having a rear-aspect window with obscured glass. Suite with: panelled bath with mixer shower over and glass shower screen; contemporary wash hand basin with storage cupboard beneath; and dual-flush close-coupled WC. There is an alcove with slatted linen storage shelving, and space and connection for an automatic washing machine. The room has a central heating radiator with thermostatic valve, and an extractor fan.



From the landing, a staircase rises to:

BEDROOM THREE Built into the shape of the roof, with a rear-aspect double-glazed Velux-style window with views over the surrounding properties to the wooded hills that surround the area. The room has a central heating radiator with thermostatic valve, and access doors into the eaves, where there is storage space.

OUTSIDE To the front of the property is a forecourt garden with a border ideal for plants. To the rear of the property is an enclosed courtyard-style garden with an open-fronted veranda-style seating area and a garden shed. The property has outside lighting and an outside power supply.

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

For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

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

DIRECTIONS Leaving Matlock along the A6 towards Bakewell after passing DFS and the filling station turn right along the B5057 signposted Chesterfield, take the first left turn into Park Lane, then the first left onto Ryecroft, where the property can be found half way down on the left 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.

