



**1 Brickyard Cottages , Chesterfield Road, Matlock Moor,  
Matlock, DE4 5LZ  
£1,000 pcm**



- Four bed semi detached property
- Set over three floors
- Front & rear garden
- Two allocated parking spaces

- Within easy reach of the town centre
- Separate Dining & Sitting room
- Fitted kitchen & family bathroom
- Catchment area for Highfields School

**Tel 01629 760899**

**Mobile 07977 136687**

**[www.sallybotham.co.uk](http://www.sallybotham.co.uk)**

# 1 Brickyard Cottages , Chesterfield Road, Matlock Moor, Matlock, DE4 5LZ

A well-presented semi-detached stone-built property with a date stone of 1896, having accommodation set over three floors, offering: four bedrooms; family bathroom; sitting room; dining room; and fitted kitchen. There are delightful gardens to the front of the property, with an enclosed yard to the rear and off road parking for two vehicles.

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 half-glazed UPVC entrance door, which opens to:

**ENTRANCE LOBBY** Having ceramic tiles to the floor, coat hanging space, and a panelled door opening to:

**BATHROOM** With a side-aspect double-glazed window with obscured glass, ceramic tile floor, and suite with: panelled bath with mixer shower over; pedestal wash hand basin; and dual-flush close-coupled WC. There are downlight spotlights, an extractor fan, and open slatted shelving.

**KITCHEN** Having a side-aspect double-glazed window overlooking the rear yard, ceramic tiles to the floor following through from the entrance lobby, and a range of units in a light wood-effect finish with cupboards and drawers beneath a granite-effect work surface. There are wall-mounted storage cupboards. Set within the work surface is a stainless sink with mixer tap having a flexible vegetable spray, and a four-ring gas hob, over which is an extractor canopy. There is a Bosch fan-assisted electric oven, and space for a microwave. Beneath the work surface, there is space for an under-work surface fridge, space and connection for an automatic washing machine, and space for a slimline dishwasher. Sited within the room is the Ideal gas-fired boiler, which provides hot water and central heating to the property. The room is illuminated by downlight spotlights. A panelled door opens to:

**DINING ROOM** Having a dual-aspect UPVC double-glazed window, and a fine feature fire opening with a dressed stone surround and raised hearth creating a display niche. A panelled door leads to:

**SITTING ROOM** With a front-aspect UPVC triple-glazed window overlooking the gardens and with views over the surrounding properties to the open countryside that surrounds the town. The room has a feature fire opening with a dressed stone surround and raised hearth, housing a multi-fuel stove. There is a television aerial

point with satellite facility, and fibre broadband point. The room has a central heating radiator with thermostatic valve. A panelled door opens to:

**FRONT ENTRANCE LOBBY** Having a half-glazed door with over-door light opening onto the front of the property, and a staircase rising to:

## FIRST FLOOR LANDING

With panelled doors opening to:

**BEDROOM ONE** Having a rear-aspect UPVC double-glazed window, central heating radiator with thermostatic valve, and a wall-mounted TV, which is available if required.

**BEDROOM TWO** With front-aspect double-glazed windows, with views over the town towards Riber Castle and Masson. The room has a central heating radiator with thermostatic valve.

**FIRST FLOOR WC** Having suite with dual-flush close-coupled WC and wall-hung wash hand basin. There is an extractor fan.

From the landing, a door opens to a linen cupboard with slatted storage shelving. A further panelled door opens to a staircase, which rises to:

## SECOND FLOOR LANDING

From where doors open to:

**BEDROOM THREE** Built into the shape of the roof, with front-aspect Velux rooflight windows, enjoying far-reaching views over the open countryside that surrounds the town. The room has a central heating radiator with thermostatic valve.

**BEDROOM FOUR** Having a rear-aspect Velux rooflight window and central heating radiator with thermostatic valve.

**OUTSIDE** To the front of the property is a good-sized area of garden, laid to lawn. To the bottom of the garden is a garden shed and a dog kennel. To the rear of the property is a flagged yard area, with a coal bunker, and an access gate onto the rear lane, to the end of the lane is a parking space for two vehicles. The property has outside lighting.

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

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.

