



1 Riverbank, Rowsley, Matlock, DE4 2DY
£1,300 pcm



- Well presented three bed semi-detached home
- Downstairs WC
- Modern dining kitchen
- Family bathroom
- Main ensuite
- Good size living room
- Study
- Parking + Bike store
- EPC rating C

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An exceptionally well-presented semi-detached family home, set on a quiet cul-de-sac on the outskirts of the popular village of Rowsley. The accommodation offers: three bedrooms, main with en suite; family bathroom; sitting room; spacious dining kitchen; and study / bedroom four. There is driveway providing parking, bike store and a delightful enclosed rear garden.

Rowsley is an attractive village on the edge of the Peak District National Park surrounded by beautiful open countryside. Rowsley is ideally located for the towns of Bakewell and Matlock and lies within the catchment area of the highly regarded Lady Manners School. The village is situated within easy commuting distance of Derby, Nottingham, and Sheffield.

Entering the property via a half-glazed composite entrance door with floor-length sidelight panel, which opens to:

RECEPTION HALLWAY Having a staircase rising to the upper-floor, light oak-effect laminate flooring, coat hanging space, and a fitted shoe storage unit. A half-glazed door opens to:

LIVING ROOM Having front and rear-aspect UPVC double-glazed windows, the rear windows overlooking the gardens and with views to the wooded hills of the Derwent Valley. The room has a contemporary living-flame hole-in-the-wall gas fire, over which is a media shelf with a TV aerial point. To either side of the chimney breast are built-in storage cupboards. The room has a central heating radiator with thermostatic valve. A half-glazed door leads to.

DINING KITCHEN An L-shaped dining kitchen with a side-aspect UPVC double-glazed picture window, and a glazed door with full-length sidelight panels opening onto the gardens to the rear of the property. A pair of glazed doors open from the kitchen area onto the patio. The room has light oak laminate flooring following through from the sitting room. The kitchen is fitted with a good range of contemporary units in a high-gloss finish, with cupboards and drawers set beneath a quartz worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting, and open-display shelves. Set within the worksurface is an under-mounted one-and-a-half-bowl sink with mixer tap, and a Bosch four-ring induction hob, beneath which is a fan-assisted electric oven. Integral appliances include: larger fridge, freezer, 12-place-setting dishwasher, integrated washing machine, and integrated microwave. Over the hob is an extractor canopy. The kitchen area of the room has a kick-space heater and downlight spotlights. The dining area has a central heating radiator and downlight spotlights. A half-glazed door opens to:

GROUND-FLOOR WC Having contemporary wash hand basin with waterfall tap and storage cupboard beneath, and dual-flush close-coupled WC. There are open-display shelves and a ladder-style towel radiator with thermostatic valve.

A further door opens to:

STUDY With front-aspect UPVC double-glazed windows. The room has built-in storage cupboards beneath a composite worksurface, creating desk space, along with open-display shelves. Sited within a cupboard is the Valent gas-fired boiler, which provides hot water and central heating to the property. The room has a central

heating radiator with thermostatic valve. This room could make a fourth bedroom if required.

From the reception hallway, a staircase with a polished contemporary hardwood handrail rises to:

FIRST-FLOOR LANDING

Where doors open to:

BEDROOM ONE Having front-aspect UPVC double-glazed windows, light oak laminate flooring, and central heating radiator with thermostatic valve. A pair of doors open to a deep wardrobe with hanging rail, storage shelving, and a light. A further door opens to:

EN SUITE SHOWER ROOM Having polished travertine tiles to the floor, and suite with: shower cubicle tiled with travertine tiles, and having mixer shower; contemporary wash hand basin with waterfall tap and storage drawers beneath; and dual-flush close-coupled WC. There are mirror-fronted wall-mounted bathroom cabinets, ladder-style towel radiator, and an extractor fan.

BEDROOM TWO Having front-aspect UPVC double-glazed windows, light oak laminate flooring, and central heating radiator with thermostatic valve.

BEDROOM THREE Having rear-aspect double-glazed windows overlooking the gardens, and with views over Peak Village to the wooded hills that surround the area. The room has light oak laminate flooring, and a central heating radiator with thermostatic valve.

FAMILY BATHROOM Having double-glazed windows with obscured glass travertine tiles to the floor, bath space, and splashback. Suite with: panelled bath with waterfall tap and a mixer shower over with glass shower screen; contemporary wall-hung wash hand basin with storage cupboards beneath and mirror-fronted bathroom cabinets over; and dual-flush concealed-cistern WC. The room has a ladder-style towel radiator and an extractor fan.

OUTSIDE To the front of the property is a gravel forecourt interspersed with ornamental shrubs. A driveway provides off-road parking and gives access to a bike store with a roller-shutter door, power, and lighting.

To the rear of the property is a delightful enclosed garden with flagged seating areas, central lawn, and borders stocked with ornamental shrubs. Immediately to the rear of the property is a flagged patio covered by a veranda.

There is outside lighting on PIR sensors and an outside water supply.

SERVICES AND GENERAL INFORMATION All mains services are connected to the property. There is garden lighting and an outside power supply.

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

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