



6 Underwood Terrace, Farley Hill, Matlock, DE4 3LL
£775 pcm



- Traditional Stone Built Mid Row Home
- Occupying an elevated position with commanding views
- Two bedrooms
- Spacious attic room

- Set over three floors
- Family bathroom
- Dining kitchen
- Living room

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6 Underwood Terrace, Farley Hill, Matlock, DE4 3LL

A traditional stone built mid-row property, occupying an elevated position with commanding views over the Derwent Valley. This exceptional well presented cottage style property has accommodation set over three floors and offers two bedrooms, family bathroom, spacious attic sitting room, dining kitchen and living room. 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, Wirksworth and Bakewell.

Entering the property via a UPVC entrance door with a double glazed decorative centre panel. The door opens to:

LIVING ROOM 11'7 x 11'9 (3.58m x 3.53m) maximum measurements

With a front aspect UPVC double glazed window with superb far reaching views over the countryside of the Derwent Valley. The room has a feature fire opening with an exposed stone surround creating a display niche. To the side of the chimneybreast are original built in cupboards. The room has a central heating radiator with thermostatic valve. A panelled door leads to:

KITCHEN 11'9 x 10'10 (3.58m x 3.3m)

With a rear aspect double glazed picture window and glazed entrance door opening onto the yard to the rear of the property. A staircase rises to the first floor accommodation. The room has quarry tiles to the floor, a feature fire opening with an exposed stone surround and wooden mantel. The fire opening houses an ornamental range. The kitchen is fitted with a good range of units in a light wood effect finish with cupboards and drawers beneath a roll edge work surface. With wall mounted storage cupboards and open display shelves. Set within the work surface is a circular bowl and sink with mixer tap. Integral appliances include fridge, freezer, 12 place setting dishwasher and washing machine. Fitted within the side unit is a four ring ceramic hob over which is an extractor canopy. Beneath the hob is a fan assisted electric oven. There are wall and centre lights and a kick space heater.



A quarter turn staircase rises to

FIRST FLOOR LANDING

Where original panel doors open to:

BEDROOM ONE 11'5 x 8'10 (3.48m x 2.69m)

With a front aspect window enjoying a commanding view over the valley taking in High Tor, The Heights of Abraham to the south and Oker Hill and Stanton Moor to the west. There are wall and centre light points and a central heating radiator with thermostatic valve.

BEDROOM TWO 11'4 x 8'3 (3.45m x 2.51m)

With a front aspect window having similar views to bedroom one. The room has a central heating radiator and a built in wardrobe.

FAMILY BATHROOM 10'11 x 5'5 (3.32m x 1.65m)

With a rear aspect UPVC double glazed window with obscured glass. Suite with panelled bath, semi counter top wash hand basin with an illuminated mirror and shaver point over and storage cupboards beneath. A concealed system W.C. there is a quadrant shower cubical with wet wall style boarding and a mixer shower. The room has a chrome finish ladder style radiator.

From the landing a further quarter turn staircase rises to

ATTIC SITTING ROOM 17'3 x 12'4 (5.26m x 3.76m)

With a front aspect Velux window enjoying the fine far reaching views afforded by the property. The room has exposed beams to the ceiling and an exposed feature stone wall.

On the staircase a door opens to a cupboard housing the gas fired boiler which provides hot water and central heating to the property.

OUTSIDE

To the front of the property is a patio terrace taking advantage of the fine far reaching views.

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.

