



11 Bank Gardens, Matlock, DE4 3WA
£925 pcm



- Two bedroom mid terrace property
- Property has been done to a high standard throughout
- Large living/dining room
- Allocated parking
- Large garden
- Central location
- EPC Rating C

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A bright and spacious, well-maintained property, ideally located close to the center of Matlock town where there are excellent amenities. Offering two bedrooms, bathroom, fitted kitchen, spacious living room with bi-fold doors opening to a good-sized garden with flagged terrace and patio. There is off road parking via an allocated parking space within a communal car park.

Entering the property via a half glazed panelled door, with obscured glass, which opens to:

ENTRANCE HALLWAY 2.27m x 1.77m Having staircase rising to the upper floor accommodation and being illuminated by LED downlight spotlights. There is a central heating radiator with thermostatic valve, wood-effect vinyl flooring, and an opening leading to:

LIVING ROOM 4.23m x 3.93m maximum measurements

With having rear aspect UPVC double glazed bi-fold doors opening to the rear patio, decking, and garden, and wood-effect vinyl flooring continuing from the hall. The room is illuminated by LED downlight spotlights, has a central heating radiator with thermostatic valve, television aerial point, and a telephone point.

From the entrance hallway a panelled door opens to:

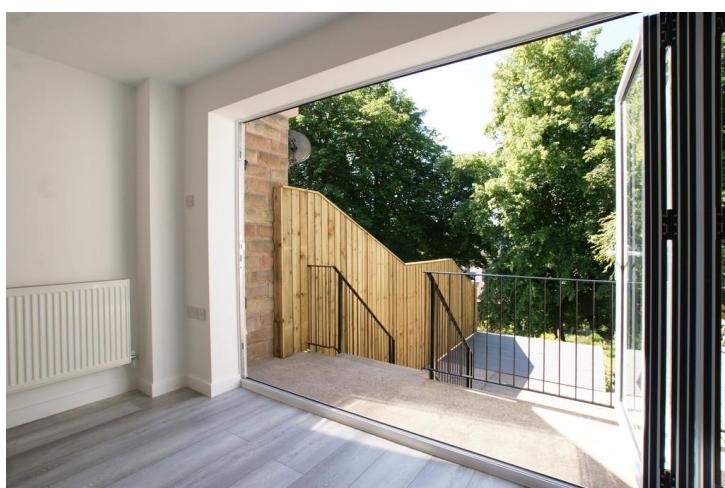
KITCHEN 3.02m x 1.99m Having front aspect UPVC double glazed windows, the kitchen is fitted with a range of cupboards and drawers set beneath a worksurface, fitted within which is a stainless sink with mixer tap, and a 4-burner gas hob with fan-assisted electric double oven and grill beneath and extractor canopy over. There are further fitted cupboards, with under-cabinet lighting, providing storage space. Beneath the worksurface is space and connection for a washing machine. The room has a central heating radiator with thermostatic valve, and further space and connection for a free-standing fridge freezer.

From the entrance hallway a staircase rises to:

FIRST FLOOR LANDING 2.32m x 1.87m measured over the stairs

Having a loft access hatch, with access ladder leading to a partly boarded loft with lighting and storage space, and a panelled door opening to a useful STORAGE CUPBOARD 0.69m x 0.68m with shelving, storage space, and power.

Further panelled doors open to:



BEDROOM ONE 3.91m x 3.32m maximum measurements

With front aspect UPVC double glazed windows and being illuminated by LED downlight spotlights. There is a useful deep overstairs storage cupboard with shelving providing storage space, and a central heating radiator with thermostatic valve.

BEDROOM TWO 4.05m x 1.94m maximum measurements

Having rear aspect UPVC double glazed windows overlooking the patio and garden, the room is illuminated by LED downlight spotlights, and has a central heating radiator with thermostatic valve.

BATHROOM 1.86m x 1.59m With a rear aspect UPVC double glazed window with decorative obscured glass, and suite with wall hung porcelain wash hand basin with mixer tap, concealed cistern dual flush WC, panel bath with mixer tap and handheld shower spray. There is a ladder style towel radiator, extractor fan, and shaver point.

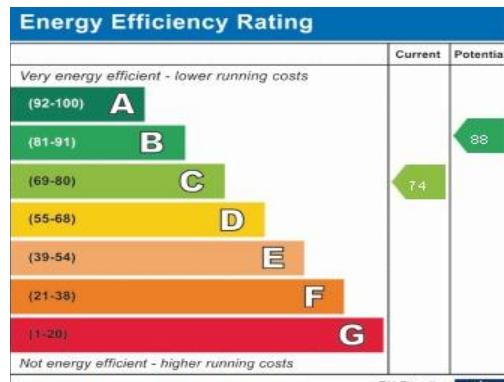
OUTSIDE The property is approached via a step leading to an open-fronted entrance porch with side aspect storage cupboards, housed within which is the combi-boiler which provides hot water and central heating to the property.

To the rear of the property is a good-sized terraced patio, with ample space for garden furniture, and steps leading to a further flagstone patio with decking area. Beyond the decking is a terrace garden with wooden railway sleepers, adorned with ornamental shrubs, flowering plants, and bushes; providing colour and attraction throughout the year. To the side of the decking stone steps descend to an area of enclosed garden laid to lawn, beyond which is a second area of decking, with further space for garden furniture and pot plants, and providing far-reaching views over the town. There is outside lighting on PIR sensors, power supply, and water.

PARKING There is an allocated parking space provided within the communal car park.

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 details 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.



Reference:
11 Bank Gardens

EU Directive
2002/91/EC