



**Woodside Main Street, Carsington Matlock DE4 4DE**



**welcome to**

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Located in Carsington this recently renovated property offers breathtaking countryside views, modern energy-efficient features, approved planning permission for a loft conversion and is ready to move straight in.



## Entrance Hall

Entering the property through the front porch stepping through the Oak Stable door you are welcomed into a spacious hallway. The hallway provides access to the downstairs cloakroom, lounge, kitchen diner, and staircase leading to the upper floor. A large understairs storage area offers additional practicality.

## Cloakroom

The convenient downstairs WC includes wash basin with chrome fittings, a WC, a towel radiator, and a privacy obscure window to the front elevation.

## Lounge

14' 7" x 11' 6" ( 4.45m x 3.51m )

A cosy yet spacious lounge featuring a charming dual aspect log burner that can be enjoyed in both the living space and dining, perfect for creating a warm and inviting atmosphere. The room benefits from a large front-facing window, providing lots of natural light, and is finished with newly fitted carpets. The room leads into the open plan dining-kitchen, ensuring easy access between living spaces.

## Kitchen/Dining Room

17' 7" x 11' 2" ( 5.36m x 3.40m )

This stylish and functional kitchen diner is designed for modern living, featuring travertine lime tiled flooring, a radiator, and a breakfast bar illuminated by spot lighting. There are incorporated appliances such as; a wine rack, ceramic hob, integrated oven and extractor. The L-shaped kitchen layout provides ample workspace and storage, making it ideal for cooking and entertaining. Ideal French double glazed doors lead to the outside.

## Utility

7' 11" x 6' 1" ( 2.41m x 1.85m )

The kitchen extension provides space for a fridge freezer, dishwasher, washing machine, tumble dryer, with a stainless steel sink with large velux roof light over, rear double glazed door leads to rear gardens.

## Landing

The staircase leads to a bright and airy landing, newly fitted with plush carpets for a fresh and modern feel. There are three convenient storage cupboards, access to the loft with a drop down ladder. The landing provides access to all three bedrooms and the family bathroom. The property comes with approved planning permission for a loft conversion, offering the potential to create additional living space if desired.

## Bedroom One

12' 5" x 8' 9" ( 3.78m x 2.67m )

A spacious and well-appointed main bedroom featuring new carpet, a large window to the front elevation allowing for plenty of natural light, and a radiator. The room also benefits from fitted wardrobes with mirrored sliding doors, offering ample storage space.

## Bedroom Two

11' 3" x 10' 4" ( 3.43m x 3.15m )

A comfortable double bedroom, also newly carpeted, with a rear-facing window that offers lovely views of the garden. A radiator provides efficient heating, making this a cosy and inviting space.

## Bedroom Three

8' 9" x 8' 5" ( 2.67m x 2.57m )

The third bedroom is well-proportioned and benefits from new carpet, a front-facing window, and a radiator. This versatile space is perfect as a bedroom, nursery, or home office.

## Shower Room

The modern bathroom has been designed as a practical wet room, featuring a walk-in shower powered by the mains water supply, a WC, and a sink with a chrome mixer tap. A radiator, and an obscure rear-facing window provides both natural light and privacy.

## Plant Room

Is accessed from outside, offers additional storage and houses the hot water tank, heating system and is serviced by the Air source heat pump and solar

panels.

## Outside

Front gardens with being south-west facing have the sunny aspect on the two patio seating areas. Due to thoughtful landscaping, the gardens give a degree of privacy. French doors from the dining area lead to the rear garden, past 3 log stores and a garden shed. The rear terraced gardens have garden steps that lead up to a top terrace with breathtaking views of Carsington Water, the surrounding village and countryside. Currently there are sun loungers providing a space to relax and take in the views. Two lower terrace levels have been created to offer a stone paved area currently with a table and seating which again offers views. A lower level currently used as an allotment and a bank planted with shrubs and wild flowers for easy maintenance.

## Agents Note

The property has had the benefit of a green energy grant, which now gives the property an EPC rating of A for energy and efficiency, further details of the transferable insurances and guarantee's can be supplied upon request.



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## **Woodside Main Street, Carsington Matlock**

- \*\*Open House 17th May - Call the office to arrange viewing\*\*
- Renovated To A High Standard
- Fully Double Glazed Throughout
- Air Source Heat Pump and New Radiators
- Solar Panels

Tenure: Freehold EPC Rating: A

offers over

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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