

# Sitch Lane

Oker, Matlock, DE4 2JP

John   
German











## Sitch Lane

Oker, Matlock, DE4 2JP

**£700,000**

**A unique and spacious four bedroom detached stone property, situated in the popular location of Oker in Matlock, on the edge of the Peak District. Boasting an overall plot size of approx. 1.11 acre with well-established sprawling garden areas enjoying stunning views towards Matlock and Riber Castle.**



The property is located in the village of Oker which occupies a beautiful Derbyshire setting with views over surrounding countryside, many countryside walks and is conveniently only 1.5 miles north of Matlock. Matlock town centre offers a good range of amenities including shops, schools and leisure facilities. The nearby A6 provides swift onward travel to the north and south. The nearby market town of Bakewell is approx. 7 miles to the north. Derby is approx. 15 miles to the south, Chesterfield is approx. 10 miles to the north-east and Sheffield is approx. 20 miles to the north. All of these offer a more comprehensive range of amenities and are within commuting distance. Junction 28 of the M1 Motorway is approx. 12 miles providing swift onward travel to the north and south, other nearby regional centres and the main motorway network. It should be noted that there is a train station located in Matlock.

Entering into the entrance hallway, the property has retained the original quarry tile flooring, with a door leading into the sitting room. An opening leads into the dining kitchen with the continuation of the quarry tile flooring. The kitchen area has a range of base, drawer and wall cupboards, rolled edge preparation surfaces with inset stainless-steel sink and adjacent drainer, chrome mixer tap over and upstand surround. There is an integrated fridge, an Aga range cooker which also provides hot water to the home plus appliance space and plumbing for a dishwasher. Dual aspect uPVC windows overlook the front and rear.

The guest cloakroom has a low-level WC, wash hand basin with hot and cold taps over.

Moving into the utility room, there are rolled edge preparation surfaces with inset circular stainless steel sink with chrome mixer tap over and tiled splashback. There is appliance space and plumbing beneath for a washing machine and separate dryer with further freestanding appliance space suitable for a fridge freezer. A uPVC door provides access to the rear.

Upon entering the snug, you are met with an open stone fireplace and stone hearth, moulded cornices and decorative picture railing. There is a UPVC window to rear and a window in wooden frames to the side.

The sitting room has hard wood flooring throughout, a feature stone fireplace with tile hearth and wooden lintel with inset multi fuel burner. There are useful built in storage cupboards and windows in wooden frames to side plus doors providing access to the entrance hallway, inner hallway and outside to the top garden.

On the first floor landing there is a roof window, uPVC window to rear and doors leading to the bedrooms, bathroom and separate WC.

Entering the master bedroom, you are met with wooden French doors opening onto the stunning balcony suitable for alfresco dining and morning coffee, whilst boasting stunning countryside views of the surrounding area towards Matlock and Riber Castle. The bedroom has a useful overstairs storage cupboard with an additional built in wardrobe and wooden flooring.

The second bedroom also has wooden flooring, useful built-in wardrobes, uPVC window to rear and a wooden window to side which enjoys the stunning countryside views towards Matlock and Riber Castle, whilst also overlooking the top garden.

The third bedroom has engineered oak flooring and uPVC windows to front and side. The fourth bedroom has a continuation of the engineered oak flooring and uPVC windows to side and rear.

Moving into the family bathroom, it has a white suite comprising heritage pedestal wash hand basin with hot and cold chrome tap over, P-shaped bath with glass shower screen and electric shower over, chrome ladder style heated towel rail, loft hatch access, a built in cupboard housing hot water tank and towel shelving and opaque uPVC windows to front. A separate WC has a low level WC and opaque uPVC window to side.

Undoubtedly one of the main selling features of the property is its generous plot and extensive mature gardens. The top garden provides a mainly laid lawn with herbaceous and flowering borders and mature trees with beautiful climbing wisteria towards the elevated balcony. To the rear of the property is a private and secluded patio seating area which overlooks the lower garden that has a further mix of lawn areas, mature trees and additional patio seating area with water feature, wooden pergola and climbing wisteria. The lower garden also comprises a large pond and wildlife area, which need to be viewed to be truly appreciated.

The property benefits from a driveway off Sitch Lane, which provides ample parking for multiple vehicles and leads to a detached double garage, with power, lighting and up and over doors. Furthermore, there are numerous outbuildings, used as coal and timber stores and garden store.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16062023

**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band G















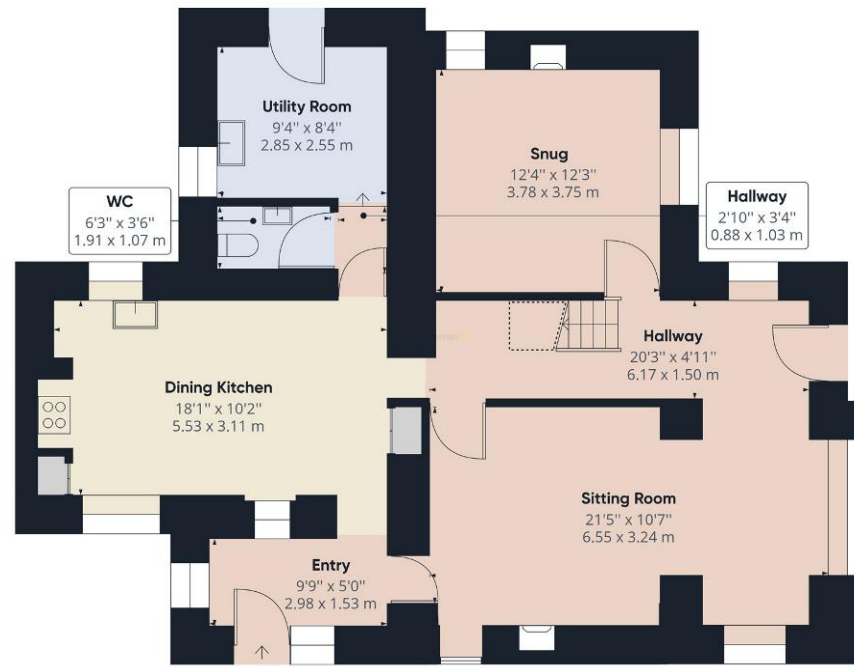




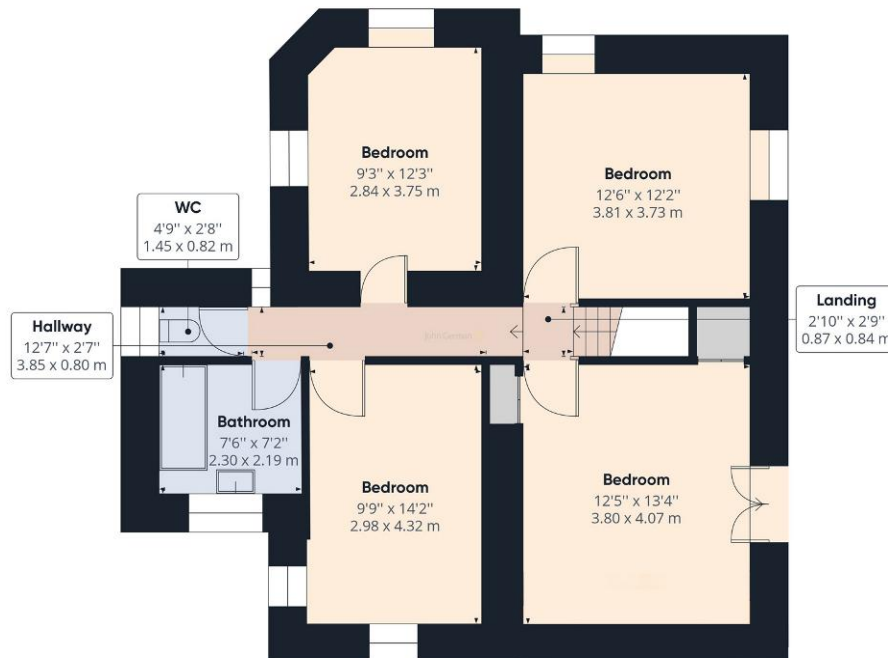








Ground Floor



**Approximate total area<sup>(1)</sup>**

1621.01 ft<sup>2</sup>  
150.60 m<sup>2</sup>

**Reduced headroom**

8.86 ft<sup>2</sup>  
0.82 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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