



DOUGLAS & SIMMONS

Terraced House, Morningside Walk, Matlock Spa  
Matlock, Derbyshire

# Terraced House Morningside Walk, Matlock Spa, Matlock, Derbyshire, DE4 3TF

Asking Price £425,000 Freehold

- Three Bedroom Terraced Property • Open Plan Living Room/Kitchen • Master Double Bedroom with Ensuite • Second Double Bedroom • Third Single Bedroom • Family Bathroom • Private Rear Garden • Shared Car Port • EPC Rating B • Brand New



## LOCATION

Located in the heart of the Derbyshire Dales, Matlock Spa is just ten minutes' walk away from the newly revitalised Matlock Town and a stone's throw from the Peak District National Park. Surrounded by beautiful countryside, historic castles and delicious places to eat, Matlock Spa is extremely well connected to England's extensive road and rail network, offering a wide range of lifestyle options and stunning natural surroundings.

## DESCRIPTION

Three bedroom town house offering stunning views across the Derbyshire Dales - what better way to start your day!

The accommodation comprises large open plan living room, kitchen/diner, WC, master double bedroom with ensuite, second double bedroom, a third single bedroom and a family bathroom.

Also benefits from a shared car port and a private rear garden.

EPC Rating B. Council Tax Band TBC.

Located in the heart of the Derbyshire Dales, Matlock Spa is just ten minutes' walk away from the newly revitalised Matlock Town and a stone's throw from the Peak District National Park.

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A short drive away from the M1, motorists and rail users can get to London in less than three hours, Manchester in an hour and a half, or Derby in less than 40 minutes.

Matlock Spa - a lifestyle, not a location.

## FLOOR AREA

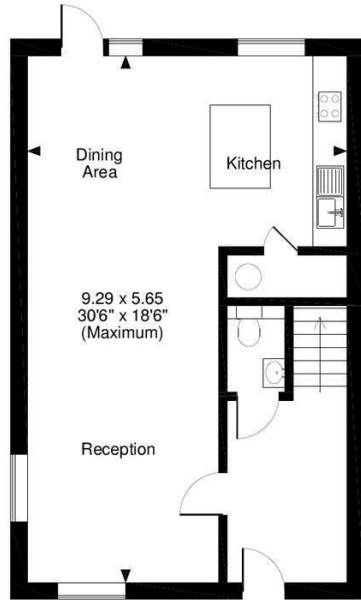
1116.00 sq ft

Vale of White Horse District Council

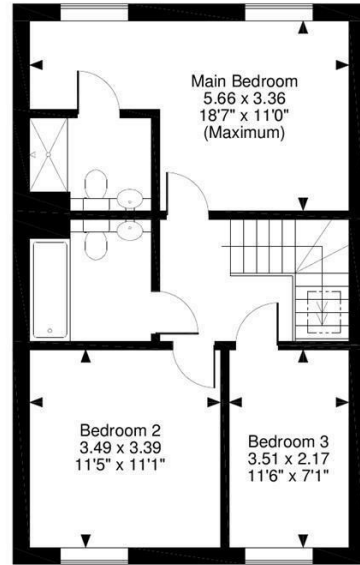
COUNCIL TAX BAND



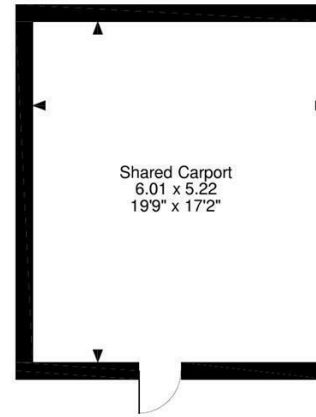
**Matlock Spa, Matlock**  
**Approximate Gross Internal Area**  
**Main House = 1116 Sq Ft/104 Sq M**  
**Shared Carport = 338 Sq Ft/31 Sq M**



**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**DIRECTIONS TO DE4 3TF**

Heading East along the A6 Bakewell Road towards Matlock and the A615, take the second exit at the roundabout onto Derwent Way. Turn right onto Cawdor Way and then right again onto Matlock Spa Road. The entrance to Matlock Spa is approximately 200m on your right hand side.

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.**

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While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Viewing strictly by appointment with the agents**  
**Douglas and Simmons**

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