



Stanton Moor View, Matlock, DE4 3NE

We adore this home, which is packed with attractive features including off-road parking, easy-maintenance gardens, a spacious kitchen-diner and four bedrooms (or three, plus three reception rooms). With elevated, panoramic views of the beautiful countryside, this modern, stylish four bedroom home is located in a quiet corner of a cul-de-sac on the outskirts of Matlock.

Ideal for a family and perfectly positioned for local walks, you can easily explore the Peak District and it is less than a 5 minute drive or 20 minute walk into Matlock town centre.

On the ground floor are a large bright and airy lounge, wonderful kitchen-diner flowing through to the conservatory, a large utility and storage room, downstairs WC and a bedroom or large home office. To the first floor are three bedrooms (one en-suite) and the family bathroom. At the front is an off-road parking space as well as additional on-street parking immediately in front at the head of the cul-de-sac, as well as an elevated front garden with contemporary decking and plenty of room to dine, relax and drink in the views. To the rear is another easy-to-maintain garden with plenty more space for a dining set and a shed.

Matlock is one of the most famous towns in the area, nestled on the border of the Derbyshire Dales and the Peak District. It has a thriving town centre (a recent report noted it was in the top 5 towns in the UK for increased footfall since the pandemic) and natural attractions aplenty all around. Chatsworth House, Peak Rail, The High Peak Trail and the similarly bustling market towns of Bakewell and Buxton are close by.

- Spacious 4 bedroom family home
- Stylish decor throughout
- Quiet end of cul-de-sac location
- No Upward Chain
- Off-road parking and possible to rent garage(s) opposite
- Furnishings available by separate negotiation
- Stunning panoramic views
- Easy maintenance front and rear gardens
- High quality kitchen including range cooker
- Vacant possession

£335,000

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Front of the home

Occupying an elevated position in the corner of a quiet cul-de-sac, adjacent to leafy woods, this home has a dedicated off-road parking space, together with on-road parking immediately in front at the head of the cul-de-sac. Seven steps lead up to the raised patio garden and the front door. The modern decked patio is bordered by a wrought iron gate and fence and has plenty of room for seating and dining. Paths lead around both sides of the home to the rear garden, with new timber fences forming the side boundaries. There is an outside light and outside power points at the front (perfect for someone looking to add an EV charging point for an electric car), plus hanging basket brackets. The home is of standard brick and tile construction with modern uPVC double-glazed windows. Enter the home through the composite front door with chrome handle and letterbox.

Entrance Hallway

Like the rest of the home, this hallway has modern decor - a mix of wallpaper and painted walls. The oak veneer flooring flows through to the lounge and this area has a radiator, ceiling light fitting, stairs up to the first floor and doors to the lounge and bedroom four/study.

Lounge

14'5" x 11'9" (4.4 x 3.6)

The sleek contemporary fireplace takes centre stage in this room. An electric fire is set within a modern marble fireplace with hearth and mantelpiece. The stylish papered walls and oak floorboards add to the quality feel of the room. With lots of natural light pouring in through the south-west facing large bay window and the additional north-west facing window, it's bright, airy and welcoming. The room has skirting boards and ceiling coving, two radiators, two ceiling lights and particularly high ceilings for such a modern home. A door leads through to the Kitchen-Dining Room.

Kitchen-Dining Room

23'3" x 9'2" (7.1 x 2.8)

We can imagine this space to be the beating heart of a loving family home, with the open entrance to the conservatory and how the room flows through to the lounge and out to the rear garden. Tile-effect laminate flooring complements the quality oak kitchen cabinets which include a range of high and low level cabinets and full-height cabinets on the right. There are plenty of drawers and a built-in wine rack too, plus space for an American-style double refrigerator as shown in the photographs. At the dining area end of the room there is plenty of room for a dining set and there is a radiator and ceiling light fitting.

The kitchen itself has granite worktops with plenty of space for food preparation and small appliances, together with an integrated 1.5 stainless steel sink and drainer with chrome mixer taps. This is set beneath the wide window looking out to the rear garden. Included in the sale is a large range cooker with double oven and a five-ring gas hob, with extractor fan above. There are two ceiling light fittings and doors lead out to the rear garden and through to the utility room.

Conservatory

9'6" x 6'10" (2.9 x 2.1)

Beside the dining room is this lovely bright and open conservatory. With flagstone tiled flooring and glazing on three sides, double French doors lead out to the rear garden. The conservatory has a vaulted ceiling with light fitting, wide window sills for handy display space or simply placing your glass of wine, and plenty of power points. This room is quite shaded so is more temperate than a typical conservatory, enabling it to be used all year round.

Utility Room

8'5" x 4'9" (2.57 x 1.46)

It's always great to have a utility room and this feels supersized, with several nooks and crannies and a large under-stairs storage cupboard providing a wealth of storage space. The room has tile-effect laminate flooring, a granite worktop with space and plumbing below for a washing machine and a refrigerator. There is a radiator, window, high-level wall-mounted cabinet and a door to the downstairs WC.

Downstairs WC

5'9" x 2'9" (1.77 x 0.85)

With flagstone flooring, this room has a ceramic WC and ceramic corner sink, together with a radiator, frosted double-glazed window, ceiling light fitting and extractor fan.



Bedroom Four - Study

13'1" x 8'2" (4 x 2.5)

This versatile room can easily be used as a convenient downstairs bedroom - comfortably making this a four bedroom home - or as a home office, playroom or third reception room. This room has oak veneer flooring and a south-west facing window bringing lots of natural light in throughout the day. The room has skirting boards, a radiator and ceiling light fitting.

Stairs to first floor landing

The carpeted stairs have handrails on both sides. The L-shaped landing is also carpeted and has a ceiling light fitting and radiator. There is a useful double storage cupboard with shelving and doors to the three upstairs bedrooms and family bathroom.

Bedroom One

14'9" x 11'1" (4.5 x 3.4)

This splendid, huge double bedroom with large bay window and additional window has a south-west facing aspect with elevated views to hilly countryside. These windows flood light in and the light oak-effect flooring and light walls amplify this. There is ample room for a large bed and lots of furniture and seating. There are two radiators, skirting boards, a ceiling light fitting, loft hatch and door to the en-suite shower room.

Bedroom One en-suite

6'10" x 3'6" (2.1 x 1.09)

Recently updated, the sleek rectangular slate grey ceramic wall tiles give this shower room a quality feel. The mains-fed shower is accessed via sliding glass doors. There is a modern sink with stylish black mixer tap set atop a glossy rectangular white cabinet. The ceramic WC has an integrated flush. There is also a white vertical heated towel rail, frosted double glazed window, ceiling light fitting, extractor fan and tile-effect laminate flooring.

Bedroom Two

17'4" x 8'6" (5.3 x 2.6)

This splendid supersized double has magnificent views and has natural light pouring in from windows at both ends of the room. The modern decor and oak veneer floor, allied with the spacious room size, adds to the sense of space and light. There are two radiators, a ceiling light fitting, skirting boards and plenty of room for a bed and furniture.

Bedroom Three

9'2" x 8'6" (2.8 x 2.6)

Located in the quietest part of the house in the rear north-west corner, this bedroom is perfect for light sleepers! With verdant views of the adjacent leafy wood, the room is carpeted and has a radiator, ceiling light fitting and skirting boards. Like all upstairs rooms, the entrance door is paneled with a brass coloured handle.

Family Bathroom

6'3" x 6'1" (1.93 x 1.86)

Another stylish, modern and updated room. The near-black slate rectangular tiles around the bath contrast nicely with the white walls and with the lighter tiles above the sink and WC. The jellybean shaped bath has a chrome waterfall mixer tap in the corner and a mains-fed shower over, with curved glass shower screen. The unusual half-moon ceramic sink also has a waterfall chrome mixer tap and the ceramic WC has an integrated flush.

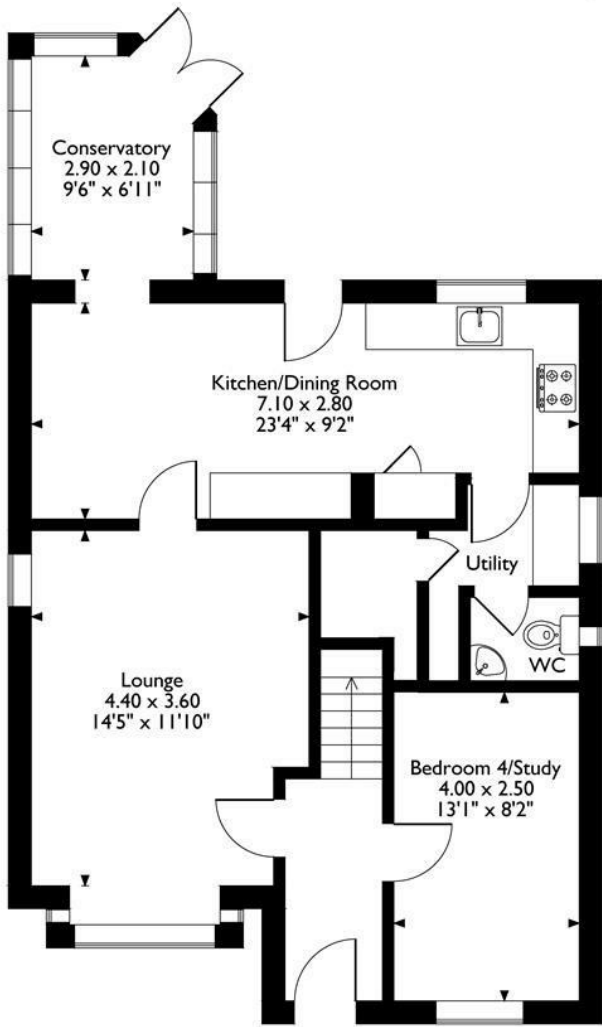
The bathroom has a wall-mounted mirrored cabinet, frosted double glazed window, ceiling light fitting, extractor fan, slate-grey vertical heated towel rail and tile-effect laminate flooring.

Rear Garden

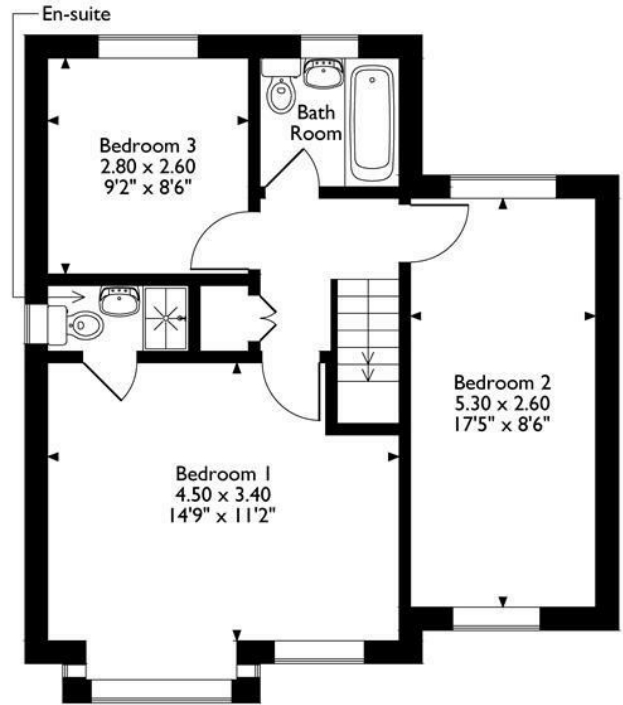
Accessed from either side of the front of the home, there are also doors from the kitchen and the conservatory. This is a cosy sanctuary at the rear of the home that gets plenty of sunlight in the morning, making it the perfect place for a lazy breakfast of coffee and croissants. It has the advantage of being shaded into the late afternoon, meaning you can chase the sun round to the front garden or remain here. This courtyard garden is easy to maintain and was peaceful apart from the sound of chirruping birdsong when we listed the home. There are raised planted borders and a handy outside tap. The shed is included in the sale and new timber fences and concrete posts form the boundary on all sides, together with an abundant cherry laurel bush that is draped over the rear fence.



29 Stanton Moor View
 Approximate Gross Internal Area
 116 Sq M / 1249 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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