



BIRCHOVER
letting homes properly



Lonsdale Grove, Matlock, DE4 3BG

£195,000

This immaculate home is packed with attractive features and quality fixtures and fittings throughout. Located on the northern edge of Matlock, just a 15 minute walk into the town centre and close to country walks, this is a perfect starter home.

On the ground floor is a bright and airy lounge and spacious kitchen-diner. On the first floor are two double bedrooms and a shower room that has the feel of a boutique hotel room. The front garden has a sheltered patio area behind a tall privet hedge, whilst the rear garden is a real treat! Stretching due west from the house, the current owners have created a peaceful, desirable haven that catches the sun all afternoon and has pretty lighting for evening hangouts.

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.



Front of the home

This attractive mid-terrace home is brick-built with a tiled roof. It is situated on a gently rising street, with spectacular views of the hilly countryside across the valley once you step out of the front door. The front garden is bordered by a privet hedge, which shelters the paved front patio area in front of the bay window of the lounge. There is a pretty brick archway leading to an alleyway through to the rear garden. There is plenty of on-street parking set back in bays running parallel to the road itself. Ascend two steps and through the uPVC front door into the home.

Entrance Porch

The carpeted entrance has room on the left for a coat hook rack. There is a ceiling light fitting, stairs in front leading up to the first floor landing and a half-glazed timber door leads into the lounge.

Lounge

11'1" x 10'9" (3.4 x 3.3)

This is a splendid first impression of the home. With oak flooring, there is a large south-facing bay window on the right which floods light into this space. The high ceiling and contemporary decor complement this sense of space. A quality multi-fuel burner with flue is set in the attractive fireplace with stone lintel above. A wide alcove on the right has a TV point. On the left is a cute small alcove on the left, with a shelf and a radiator below. The room has skirting boards, ceiling coving and a ceiling light fitting.

Kitchen

14'2" x 11'1" (4.33 x 3.4)

We adore this kitchen, which is spacious and light and has an unusual set of visually-striking cabinets. Newly decorated, the kitchen has a high quality tiled floor. There is lots of worktop space on three sides and a diverse range of high- and low-level cabinets, drawers and open shelving. On the left is room for a 4-6 seater dining table and, on that wall, a tall white modern wall-mounted radiator. Beside that is a tall alcove with power points and space to neatly fit a fridge-freezer (the current fridge-freezer is available by separate negotiation).

Similarly, the large Italian-made Kenwood range is also available by separate negotiation. This also fits perfectly where it is situated and has a five-ring gas hob plus electric oven and grill.

Beneath the worktop is space and plumbing for a washing machine. The kitchen has tiled splashbacks above all worktops and there is an integrated stainless steel sink and drainer with Qooker instant hot water tap. This sink is situated in front of the double-glazed window, providing lovely views out to the rear garden. This kitchen has lots of power points and plenty of storage.

A half-glazed uPVC door leads to the rear garden.

Stairs to first floor landing

The carpeted stairs have a solid wooden handrail on the left. At the landing is a radiator, ceiling light fitting and loft hatch, plus doors to both bedrooms and the shower room.

Bedroom One

13'1" x 10'0" (4 x 3.05)

Located at the rear of the property, with a north-facing aspect looking out over the rear garden, this double bedroom has plenty of space for a large bed and additional furniture. The room is carpeted and has a radiator and ceiling light fitting (all rooms upstairs have high ceilings too).

Bedroom Two

11'3" x 11'1" (3.45 x 3.4)

The high ceiling and wide south-facing window make this a really light and uplifting bedroom. A large over-stairs cupboard is packed with shelving which then creates lots of space within the room itself for a double bed and additional furniture. Alternatively, it makes for a great child's bedroom or guest room, with single bed and plenty of room for a desk or gaming set-up. The room is carpeted and has a radiator, ceiling light fitting and skirting boards.

Shower Room

8'0" x 6'4" (2.45 x 1.95)

This sleek modern shower room has the feel of a boutique hotel. With oak-effect ceramic tiled flooring and a modern rainforest shower, the white brick tiling complements the trendy contemporary style.

The shower has that dreamy powerful rainforest shower head and a separate shower attachment. A tall reinforced glass screen and shallow white shower tray fit well with the floor-to-ceiling brick tiling. On the right is a sleek curved rectangular sink over a white cabinet, with matching WC in the left corner. The rest of the shower room has brick tiling to the bottom half and painted walls to the top half. There is a curved vertical heated towel rail, ceiling light fitting and frosted double-glazed window.

Rear Garden

The garden is a real sun-trap and a tranquil sanctuary which is perfectly set up for outdoor dining and socialising day and night. Accessed from the kitchen or the side alley, the garden extends due north from the rear of the home and therefore gets the sun all afternoon into the evening. The raised patio and seating area in the north-west corner maximises this afternoon/evening sun.

The neat rectangular garden lawn has a perimeter path around almost the entirety (only the 6x4 shed interrupts that) and we love the attractive white pebbled borders and recessed decorative pebbling set within the path. Timber fences border three sides and have pretty lighting draped along to illuminate the garden at night.

Between the back door and side alley is a large useful outside store cupboard with power, meaning you could fit a tumble dryer in or perhaps store a lawnmower or garden seating. This store also houses the Vokera boiler.

Over the back door is an angled shelter and there is an outside tap and outside light.

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 (CO₂) 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

