



## Tor Rise, Matlock, DE4 3DL

We are thrilled to present this immaculate family home, which has extensive pristine gardens, elevated far-reaching views and spacious, versatile rooms. Having sold two very similar homes on this street in recent weeks, we expect this to be very popular too - so please contact us to arrange a viewing.

Located on a long, quiet cul-de-sac, this distinctive home is set across three levels, with the potential to quite easily create a separate living area on the ground floor.

The home has a tarmac driveway with space for 3-4 vehicles to park and a neat front garden on the right. On the ground level are a snug, double bedroom, shower room and study (which could be a kitchenette). A few steps lead up to the huge L-shaped sitting room and through to the beautiful dining room and sleek modern kitchen and utility room. On the first floor are three more bedrooms and the family bathroom. To the rear, the spectacular garden includes two outdoor dining areas and some of the best views for miles around.

The home is located in the popular Starkholmes area of Matlock. 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.

- Spectacular well-maintained gardens
- Well-maintained family home
- Potential to create self-contained ground floor annexe
- Close to schools, walks and pubs
- Elevated views to Riber Castle and beyond
- Sleek modern kitchen
- Off-road parking for 3-4 vehicles
- Immaculate condition throughout
- Large utility room
- Located on a quiet cul-de-sac

**£550,000**



# Tor Rise, , Matlock, DE4 3DL

## Front of the home

This attractive home has a distinctive gable end and wide bay window. Approaching up the tarmac driveway with brick-edged paving, there is a neat lawn and front garden on the right. The property is bordered on both sides by a tall beech hedge. The lawn is surrounded by well-stocked planted borders including several varieties of roses. A rockery with water feature sits proudly in the centre of the lawn. Beyond this, four stone steps lead up to a path which runs around the right hand side of the home to an ornate tall iron gate, leading through to the rear garden. There is an outside light, brackets for hanging baskets, a wall-mounted letterbox and Ring doorbell. Enter the home through a contemporary composite front door with full-height glazed panels on each side.

## Entrance Hallway

What a lovely entrance to the home! This L-shaped hallway is widest at the entrance, with a built-in cupboard on the right having a shelf above. There are two radiators and three ceiling light fittings in this carpeted hallway.

Half-glazed doors lead into the snug and the sitting room, whilst matching white doors with chrome handles lead into the study, shower room and Bedroom One.

## Snug

13'1" x 8'10" (4 x 2.7)

The wide double-glazed window offers panoramic views towards the hilly countryside to the east of Matlock. This lovely carpeted room has a radiator, two wall lights and a door through to a useful store/utility room. This versatile room could be a home office, play room or TV lounge and would make a great living room within a self-contained ground floor annexe.

The store room has a fire door and houses a modern Worcester boiler and has space and power for a tumble dryer and fridge-freezer. The room is carpeted.

## Study

11'9" x 6'10" (3.6 x 2.1)

This versatile room has been a craft room and study. It could easily be converted to become a kitchenette as part of the ground floor annexe too. The room is carpeted and has a radiator, ceiling light fitting and frosted window.

## Bedroom One

10'10" x 8'10" (3.32 x 2.7)

This delightful double bedroom has a south facing window looking out and up to the rear garden. It's a great spot in which to wake up and start the day. The room is carpeted and has a radiator and ceiling light fitting.

## Shower Room

7'10" x 3'9" (2.4 x 1.15)

Located beside Bedroom One, this room has a wide shower cubicle with sliding glass doors and a mains-fed shower. The walls are tiled from floor to ceiling and there is a frosted double glazed window and ceramic tiled floor. The WC has an integrated flush and the 'floating' ceramic sink has a chrome mixer tap. There is also a chrome vertical heated towel rail, light with shaver point and recessed ceiling spotlights.

## Sitting Room

21'11" x 17'4" (6.7 x 5.3)

Six carpeted steps with a handrail on the left lead up from the entrance hallway. The L-shaped room has a sweeping bay window offering elevated panoramic views over rooftops to Matlock town. The modern, powerful gas fire has a new motor and emits a lot of heat, making this spacious room feel very cosy. With stylish decor, this carpeted room has two radiators, a ceiling light fitting and three wall lights. There is plenty of opportunity for versatile room layouts in this bright and airy room.

## Dining Room

16'4" x 9'0" (5 x 2.75)

This elegant, formal dining room has engineered oak flooring. Natural light floods in through the curve of the full-height windows facing out to the south-facing rear garden. There is plenty of space for a 6-8 seater dining table, seating, a sideboard and additional furniture in this beautiful room. There is a wide feature arch, ceiling light fitting and radiator.

## Kitchen

15'10" x 8'10" (4.85 x 2.7)

This is a high-specification modern kitchen providing ample storage. Sleek curved cabinets, light coloured quartz worktops and recessed ceiling spotlights combine with the wide south facing window to create a bright and uplifting room. There is a ceramic tiled floor and the breakfast bar on the right has space for stools underneath. The extensive worktop has plenty of room for small appliances and food preparation in this well-designed kitchen.

Above and below the worktop are a range of cabinets including very useful deep pan drawers. The five ring CDA gas hob has a chrome and glass extractor fan above. Further along is a CDA microwave oven. Sat beneath the south facing window is a contemporary Franke 1.5 sink with chrome mixer tap.

Beyond the half-glazed door through to the utility room are a range of tall cabinets, which include a large integrated refrigerator and two chest-height ovens with a grill and warming plate beneath.

It is a cook and baker's paradise in the heart of the home, handily placed next to the dining room and outdoor dining patio.



### Utility Room

9'8" x 5'10" (2.95 x 1.8)

This is quite possibly the grandest utility room we've ever had the pleasure to promote! With a huge vaulted ceiling, full-height glazing and a Velux window, it's a very light room with views out to the rear garden.

There is a tiled floor, country-style kitchen cabinets and an integrated Franke 1.5 sink and drainer set within the wide worktop. Below is space and plumbing for a washing machine and dishwasher, whilst there is also space for a fridge-freezer. The room also has wall lights and a radiator.

### Stairs to first floor landing

From the sitting room, carpeted stairs with a handrail on the left lead up to the landing. Here, there is a ceiling light fitting and loft hatch above. The landing has a radiator and matching doors with chrome handles to three bedrooms, the family bathroom and a deep airing cupboard.

It's not often that an airing cupboard gets its own write-up! But this space houses a large MegaFlo water tank and has lots of shelving and space for storage for items such as a vacuum cleaner, ladder, etc. The cupboard is carpeted and has a ceiling light fitting.

### Bedroom Two

9'4" x 8'10" (2.85 x 2.7)

This double bedroom is currently set up as a large single room. More splendid panoramic views look out over rooftops towards Matlock town and open countryside. There is open storage space on a plinth above the stairs, a radiator, ceiling light fitting and carpet.

### Bedroom Three

13'1" x 8'10" (4 x 2.7)

Another double bedroom with similar views to Bedroom Two - but closer to the landmark of Riber Castle - this carpeted room has a radiator, ceiling light fitting and plenty of space for a double bed and additional bedroom furniture.

### Bathroom

8'6" x 7'4" (2.6 x 2.25)

A wonderful and spacious room, it's always great when a bathroom has a separate bath and shower. The oversized deep bath has a corner-positioned chrome mixer tap, enabling you to stretch out and relax. Tiled shelves at each end of the bath provide useful additional storage. The roomy shower cubicle has a curved glass surround and pivoting door, with mains-fed shower inside. There is a ceramic WC with integrated flush and a large ceramic pedestal sink with chrome mixer tap.

The bathroom also includes an eye-catching tubular chrome vertical heated towel rail, recessed spotlights, floor-to-ceiling tiled walls, a wall-mounted mirror with lighting, shaver point, frosted double glazed window and ceramic tiled floor.

### Bedroom Four

16'10" x 10'9" (5.15 x 3.3)

A huge double bedroom with views out over the rear garden, there is plenty of space for a king size bed, seating, wardrobes and bedroom furniture. The large south-facing window provides lovely views out over the garden and there's a small high level horizontal window bringing additional natural light in. The room is carpeted and has a radiator and recessed ceiling spotlights.

### Rear Garden

Simply magnificent! In a period when we are selling many homes with wonderful gardens, this is going to be hard to beat!

Accessed from the dining room, utility room and side gate, you firstly encounter the spacious dining patio with curving stone wall. The garden faces due south and is very long, so gets the sun all day long. Curved gravelled terraces provide spaces for plant pots and ornaments. In the shaded corner of the patio are useful storage spaces, a clothes airer carousel and areas for shaded seating too. The patio also has power points, an outside tap and outside lights.

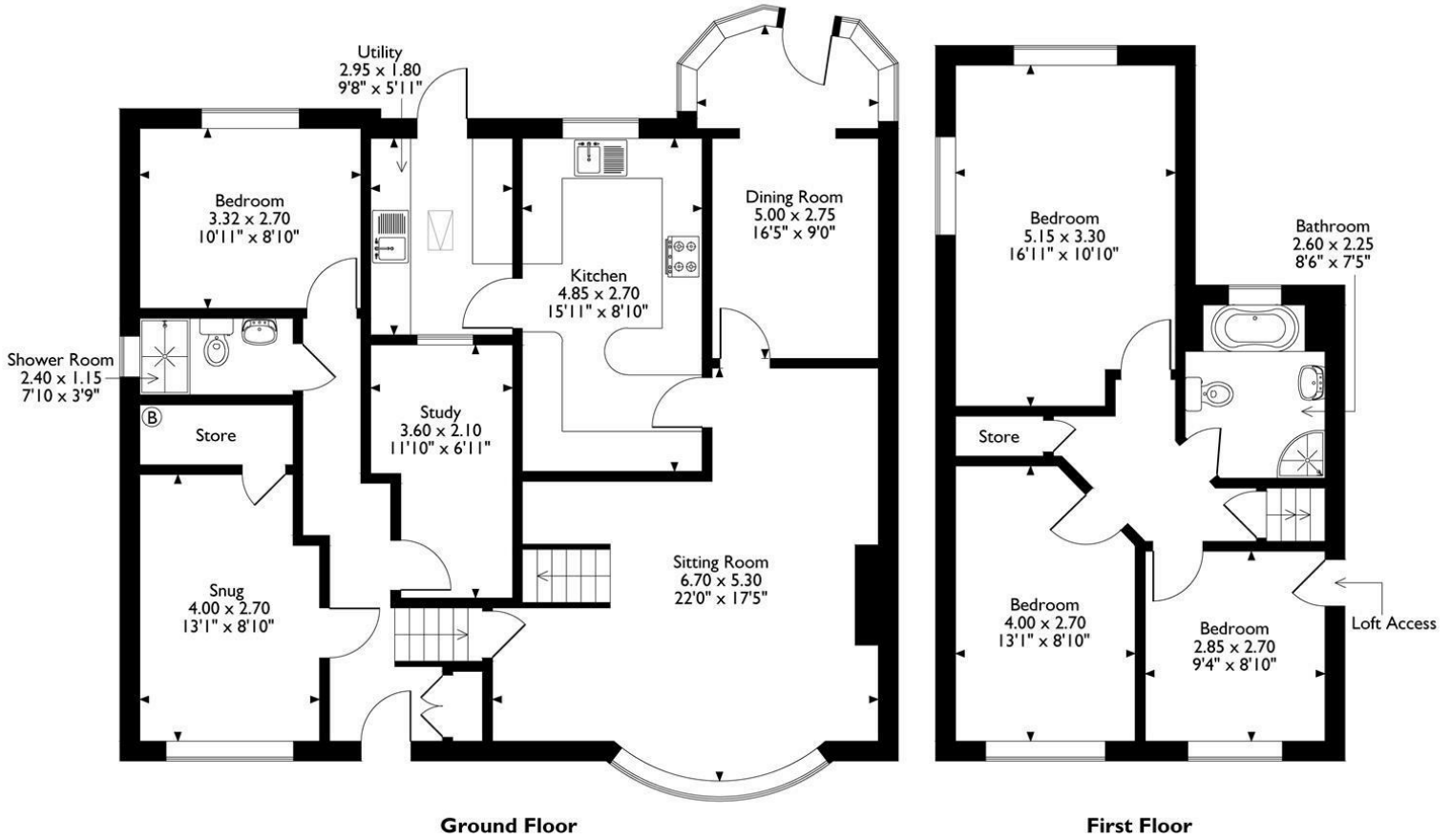
Nine stone steps lead up to the substantial lawn. The garden slopes gently up to the elevated dining patio, which offers amazing views for miles to the east and north, right over Matlock town to the countryside stretching out into the distance. There is a rockery garden with a range of colourful plants and bushes. The rear boundary is formed by a bank of Californian sagebrush trees. The circular flower bed at this elevated end of the garden is home to rhododendrons. There is a shed on the left. An abundant variety of trees include cherry plum trees, a Norway spruce, silver birches, a Russian olive tree and European mountain ash.

For a keen gardener, this is paradise!

N.B. EPC pending



29 Tor Rise  
 Approximate Gross Internal Area  
 155 Sq M / 1668 Sq Ft



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) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>   |                         |           |
|   | (69-80) <b>C</b>   |                         |           |
|   | (55-68) <b>D</b>   |                         |           |
|   | (39-54) <b>E</b>   |                         |           |
|   | (21-38) <b>F</b>   |                         |           |
| Not energy efficient - higher running costs | (1-20) <b>G</b>    |                         |           |
| <b>England &amp; Wales</b>                  |                    | 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) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>   |                         |           |
|   | (69-80) <b>C</b>   |                         |           |
|   | (55-68) <b>D</b>   |                         |           |
|   | (39-54) <b>E</b>   |                         |           |
|   | (21-38) <b>F</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | (1-20) <b>G</b>    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |

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