



Snitterton Road, Matlock, DE4 3LZ

Having been significantly upgraded and redecorated, this immaculate family home occupies a wonderful elevated position. Located just a five minute walk from Matlock town centre and with great views over the town and up to Riber Castle, this is the last home at the top of a quiet road on the edge of countryside. Many rooms are dual aspect and so the crisp white walled rooms are bathed in natural light, making this a bright and uplifting home.

A driveway with space for three vehicles leads up to the home. There is a double garage on the left and steps up to the main house. On the ground floor are an impressive entrance hallway, large sitting room, spacious kitchen-diner, conservatories at each end of the floor and a WC-utility. On the first floor are four double bedrooms - one with an en-suite shower room - and the main bathroom.

Outside, a path with several dining patios encircles the home. A neat oval lawn is positioned to maximise those wonderful views, whilst a managed wild garden has paths meandering through.

Literally around the corner, Salters Lane heads up into the countryside, with lovely walks in all directions. 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.

- Elegant 4 bedroom family home
- Elevated position with views over Matlock
- Completely redecorated throughout
- Lawn, dining patios, managed wild garden area
- Quiet location - just a 5 minute walk to town centre
- Panoramic views up to Riber Castle
- Two conservatories
- In pristine condition
- Double garage and parking for 3 vehicles
- New internal doors and new double glazing to all windows

£550,000

Snitterton Road, , Matlock, DE4 3LZ

Front of the home

Approaching the home up the gently sloping shared tarmac drive, there is one parking space on the left and two on the right. The double garage has a remote-controlled electric door. Steps with decorative iron railings lead up to the paved patio in front of the home. A path leads left and right around the house, with gardens on the right hand side. Enter the home through the glazed timber door into the entrance porch.

Entrance Porch

This is the perfect space to kick off your boots after a hearty local walk or stroll down into town. With a ceramic tiled floor, the porch has full-height glazed panels on three sides. Enter the main home through a timber door with decorative glazed panel, chrome letterbox and handle.

Entrance Hallway

What a fantastic entrance to the home! The hallway has oak-effect vinyl flooring and a high ceiling with recessed spotlights. The wide and long hallway has space on the left for console tables, seating, etc and there is a radiator and stairs leading up to the first floor. It has a grand, classic feel.

Brand new doors lead into the sitting room (two separate entrances), kitchen-diner, WC-utility room and down to the double garage.

Sitting Room

22'11" x 15'3" (7 x 4.65)

This magnificent room has high ceilings, crisp white walls and is flooded with natural light from all directions. It has large windows to the north west and south west plus a smaller window and doors to the conservatory. Through these windows, there are spectacular far-reaching views down the valley and over Matlock town. In the summer, being so high up amongst the treeline, it feels like living in a treehouse! A feeling that is perhaps even more pronounced up on the first floor landing. During winter, the views actually improve because when the trees shed their leaves, you have an uninterrupted view across the valley to Riber Castle.

Solid 14mm bamboo flooring is another demonstration of the quality upgrades to this home. The room has lots of space for sitting room furniture and perhaps a dining table or home office area. The marble fireplace has an ornate timber surround and mantelpiece. There are three radiators and recessed ceiling spotlights.

Conservatory 1 - Gym

9'4" x 8'8" (2.85 x 2.65)

This certainly is a gym with a view! Because there are two conservatories, we are distinguishing this one by it's current use, as a gym. The tall, deep windows give you uninterrupted views across to the jumble of houses up the Matlock hillside. The room has a ceramic tiled floor and vaulted ceiling.

Kitchen-Diner

22'11" x 11'9" (7 x 3.6)

With oak-effect vinyl flooring, this is another bright and airy room. Large windows at each end and an additional side window bring lots of natural light in - with more light coming in through the doors to Conservatory 2.

From the entrance hallway, the room opens out with the kitchen on the right and the dining room to the left. Moving around to the right, there is an integrated full-height fridge-freezer. The U-shaped granite worktop has a range of high and low cabinets including an integrated dishwasher. The integrated stainless steel 1.5 sink sits beneath the window and has a chrome mixer tap and granite splashback. Further around, the integrated four-ring stainless steel gas hob has an extractor fan above. There are then two ovens with a combi-oven above.

In the middle of the room, beside the doors leading out to the hallway and conservatory, are two matching corners with granite worktops, a low-level cabinet and high-level glass fronted display cabinet.

The dining room area has plenty of room for a six-seater dining table and additional furniture such as a sideboard. There are two wall-mounted electric heaters, a radiator, ceiling light fitting and recessed ceiling spotlights.

Conservatory 2

9'10" x 5'10" (3 x 1.8)

This peaceful and secluded conservatory has tall windows to the east, south and west. It has oak-effect vinyl flooring and double French doors to the garden.

WC-Utility

6'10" x 4'11" (2.1 x 1.5)

This useful ground floor WC has oak-effect vinyl flooring and a modern vanity unit. The capsule WC has an integrated flush and the ceramic sink has a chrome mixer tap. There is a frosted double glazed window and ceiling light fitting.

A curtain discreetly hides the utility area, where there is space and plumbing for a washing machine and tumble dryer, with a boiler housed here too.



Stairs to first floor landing

The impressive staircase has carpeted wide, shallow stairs with a balustrade with decorative spindles on the left. The galleried landing is carpeted and has splendid full-height windows at the far end. It is breathtaking, being up amongst the trees at this level. There are two ceiling light fittings, a radiator and matching Mexicana white doors with chrome handles leading into the four double bedrooms and family bathroom, as well as a large airing cupboard.

Overhead is a loft hatch - the loft is boarded and has a pull-down ladder, lighting and power.

Bedroom One

15'1" x 12'9" (4.6 x 3.9)

This very spacious L-shaped bedroom has a wide east-facing window with splendid views down the valley. The carpeted room has a radiator, ceiling light fitting and plenty of space for wardrobes, seating, a dressing table and much more besides. A space-saving soft closing sliding door leads through to the en-suite shower room.

Bedroom One en-suite

6'10" x 3'11" (2.1 x 1.2)

This spacious shower room has a double walk-in shower with full-height screen and pivoting door. It houses an electric Aqualisa shower and has floor-to-ceiling tiled surround. The vanity unit has a ceramic sink with chrome mixer tap and a ceramic WC with integrated flush. We love the cute deep-set north-facing window in the corner. The room also has a chrome vertical heated towel rail, recessed spotlights, tiled floor and extractor fan.

Bedroom Two

15'1" x 9'10" (4.6 x 3)

Another large double bedroom, this dual aspect room in the north-west corner of the home has wide windows on the north and west side. It's the perfect bedroom for light sleepers in the morning, with light then pouring in later in the day. The room is carpeted and has a radiator and ceiling light fitting.

Bathroom

11'11" x 6'6" (3.65 x 2)

The sleek huge bathroom has a modern standalone bath and double walk-in shower. The bath has a wall-mounted chrome mixer and separate hand-held shower attachment, meaning you can truly lounge and stretch out in this deep and comfortable bath. The shower is mains-fed and has a rainforest shower head with another separate hand-held attachment. Ceramic modern porcelain tiles and the tall reinforced shower screen add to the boutique hotel style feel of the room.

The contemporary vanity unit has two wide and deep drawers and a rectangular ceramic sink with chrome mixer tap. The ceramic WC has an integrated flush. The room also has a triple frosted double-glazed window, chrome vertical heated towel rail, recessed spotlights and an app-controlled Vent Axia extractor fan. The lower half of the walls are tiled with the top half painted.

Bedroom Three

12'11" x 11'9" (3.95 x 3.6)

With far-reaching views down the valley and set high up within the treeline, this large double bedroom currently has a superking bed - and still has plenty of room for furniture, thanks in part to the double full-height fitted wardrobe. The room is carpeted and has a ceiling light fitting and radiator.

Bedroom Four

11'9" x 9'10" (3.6 x 3)

Currently used as a large home office, this double bedroom has a radiator, ceiling light fitting, west-facing window and is carpeted.

Integral garage

20'0" x 14'7" (6.1 x 4.45)

Accessed from the driveway and also internally, down stairs from the entrance hallway where there are wall lights and plenty of space for coats, the garage has a concrete floor. There is space for two vehicles, lighting, power and a door to a large store room in the corner.

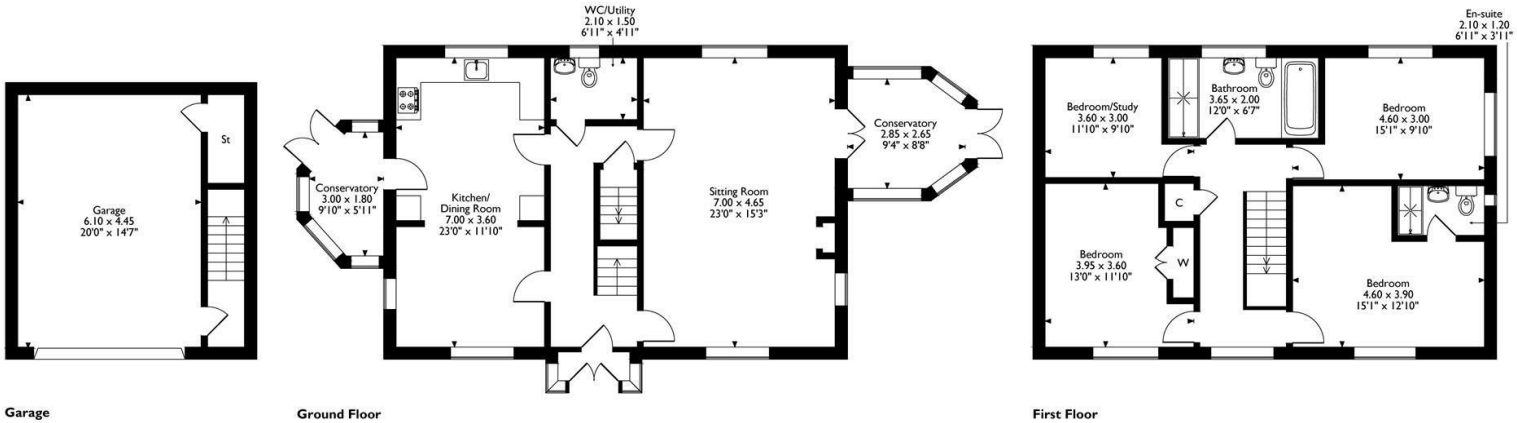
Gardens

The wraparound garden has a lawn, wild garden and several patio areas. On the right, the oval lawn has a gravel surround. It's the perfect spot in which to relax and gaze across to the rising hillside of Matlock town. There are flower bed borders packed with colourful plants and bushes. The garden slopes gently down with several paths wending through a wild garden area. There is an outside tap and outside lights.

Directly behind the home is a raised area which will be perfect for a patio and barbecue area - this has been part-completed, with the groundwork already started. Beside Conservatory 2 is an area where the current owners often do sit and dine and have barbecues. There is plenty of space on the wide elevated patio area at the front for another dining set and seating. You can therefore chase, or hide from, the sun throughout the day.



45 Snitterton Road
Approximate Gross Internal Area
197 Sq M / 2120 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) 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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