



Cavendish Road, Matlock, DE4 3GY

Having been completely renovated to a high standard, this home has a new kitchen, new bathroom and parking for 2-3 vehicles. This is a perfect starter home, located at the 'top' of Matlock, with great transport links into town and beyond.

Set across three floors, the ground floor level has a bright and airy sitting room and quality newly-fitted kitchen. On the first floor are two bedrooms and a useful WC. On the lower ground floor is a pristine new bathroom and utility room/rear porch. Outside is a sunny courtyard garden with stone outhouse, a large garage and private driveway with parking for 2-3 vehicles.

This elevated area of Matlock is within a five minute drive of the thriving town centre and close to the A632 leading up through Ashover parish to Chesterfield through wonderful rolling countryside. 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.

- Completely refurbished and upgraded home
- Off-road parking for 2-3 vehicles
- Sun-trap courtyard rear garden
- No upward chain
- New kitchen and new bathroom
- Garage
- Two bedrooms, bathroom and additional WC
- Council Tax Band B
- Freshly decorated throughout
- Vacant possession

£205,000

Cavendish Road, , Matlock, DE4 3GY

Front of the home

Situated at the end of a terraced row of houses, this home has a tiled roof and uPVC double glazing. There is a low stone wall at the front and a driveway to the right. There is an 'up and down' outside light which makes the facade look really impressive at night. Enter the home through the uPVC front door.

Sitting Room

11'11" x 11'7" (3.65 x 3.55)

An impressive entrance to the home, which is indicative of the quality renovation you're going to find throughout. The high ceiling, freshly painted white walls and tall north facing window create a light airy room. The room has oak veneer flooring, a ceiling light fitting, radiator and elegant recessed bookcase in the corner, with a meter cupboard below. A paneled door with contemporary black handle leads into the kitchen.

Kitchen

11'5" x 10'11" (3.5 x 3.35)

This brand new kitchen has been cleverly designed and has lots of storage. Immediately on the right is a full-height AEG fridge-freezer. The granite effect worktop flows round with a range of low and high cabinets including several always-popular deep pan drawers. The integrated Zanussi electric hob and oven has an extractor fan above. A cupboard is built-into the alcove to the left of that. We adore the modern slate grey 1.5 sink and drainer with sleek black mixer tap, which is set beneath the south facing window. From here, you have views over the courtyard garden to local rooftops from this elevated position. Further along, below the worktop is an integrated Zanussi dishwasher.

The room has oak veneer flooring, a ceiling light fitting, tall slate-grey radiator, open entrance down to the lower ground floor and an opening to the stairs leading up to the first floor.

Stairs to first floor landing

The carpeted stairs have a handrail on the right and deep-set south facing window. There is an unusual and very useful long storage shelf above. At the landing there is a ceiling light fitting, loft hatch and matching Mexicana doors with black handles to the two bedrooms and WC.

Bedroom One

11'11" x 11'7" (3.65 x 3.55)

A large picture book window brings lots of natural light into this roomy double bedroom. The room is carpeted and has a radiator, ceiling light fitting and lots of power points - enabling flexible room layouts.

Bedroom Two

8'8" x 8'2" (2.65 x 2.5)

With splendid uninterrupted views of Riber Castle and of the hilly countryside sweeping round from east to west, this single bedroom would also make a great home office or nursery. The room is carpeted and has a radiator and ceiling light fitting.

WC

5'8" x 2'7" (1.75 x 0.8)

This modern and useful room has a vinyl floor, ceramic WC and vanity unit with ceramic sink and chrome mixer tap.

Stairs to lower ground floor

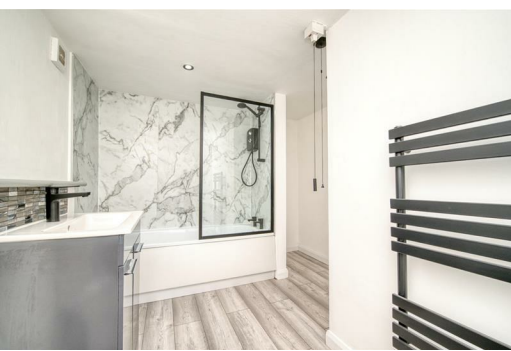
From the kitchen, the carpeted stairs have a handrail on the right. There is a deep-set internal window at the bottom. An oak veneer floor on the lower ground floor leads to doors into the utility/rear porch and bathroom.

Bathroom

10'2" x 8'6" (3.1 x 2.6)

We love this room - particularly the eye-catching black-bordered shower screen. The bath has black taps and an electric Triton shower over. Beside the bath, to the right, is an open space perfect for placing a tall storage unit. The modern vanity unit has a rectangular sink with black mixer tap, mosaic splashback and cabinets below. There is a shelf above and, to the left end of that shelf, is a ceramic WC with integral flush.

The room also has a deep-set patterned frosted double glazed window, a contemporary black vertical heated towel rail, recessed ceiling spotlights, extractor fan and oak veneer flooring.



Utility-Rear Porch

5'10" x 5'6" (1.8 x 1.7)

With plumbing and power, this is a great utility room space. Skillfully plastered to leave some exposed stone, the room has oak veneer flooring. There is a ceiling light fitting, window to the rear courtyard garden and half-glazed composite door.

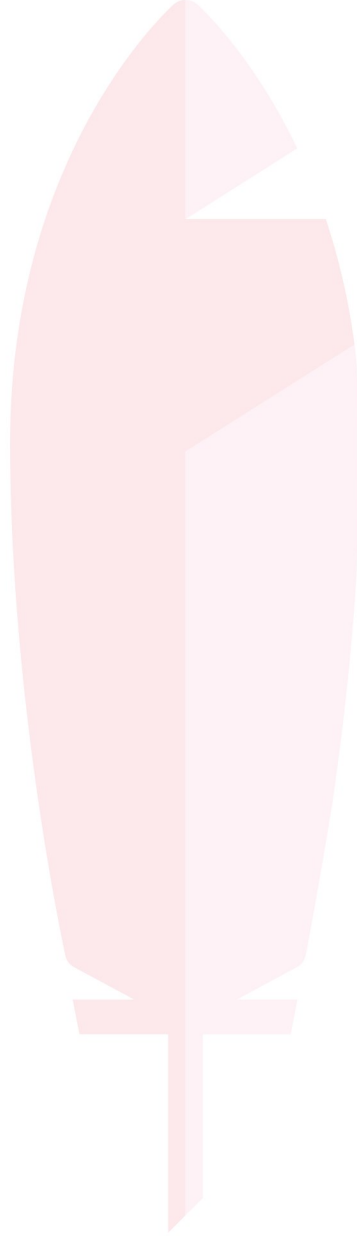
Courtyard Garden

Accessed from the driveway and rear porch, this south facing garden is a real sun trap. There are raised flower beds on the right and two steps down to a dining patio. Two further steps take you down to the useful stone built outhouse, with a tiled roof.

Garage and parking

Double timber doors lead into the garage, which has a concrete floor and vaulted ceiling, lighting, power and an easily-removable partition wall.

Beside the home and in front of the garage is a tarmac driveway with space for 2-3 vehicles to park comfortably.



19 Cavendish Road
 Approximate Gross Internal Area
 87 Sq M / 936 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		52	
	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		

10 MARKET PLACE, WIRKSWORTH, DERBYSHIRE, DE4 4ET
 TELEPHONE: 0330 122 9960 + 07704 575743

REGISTERED ADDRESS: SUNNYSIDE COTTAGE, MAIN STREET, KIRK IRETON, DERBYSHIRE, DE6 3JP
 REGISTERED IN ENGLAND. COMPANY NUMBER: 11836315