



Hawleys Close, Matlock, DE4 5LY

This wonderful family home is located in a quiet corner of Matlock, adjacent to open countryside and woodland. With elevated panoramic south-facing views, the home has lots of parking, spacious rooms throughout and is in excellent condition.

On the ground floor, a roomy entrance porch leads into the entrance hallway, with access around the ground floor through the sitting room or breakfast kitchen. There is a formal dining room, wonderful light conservatory and ground floor WC. On the first floor are three double bedrooms (one en-suite), a single bedroom and the family bathroom.

To the front is a double garage and space for four vehicles to park. At the rear is a magnificent three-tier garden with dining patios, lawn and greenhouse. The views are spectacular and it's a verdant and calming place in which to relax.

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. It's a wonderful, peaceful location and perfect for those who love quick access to the countryside. The Peak District and Chatsworth House are on your doorstep, whilst Matlock is within commuting distance of Sheffield, Nottingham and Derby.

- Quiet and secluded home in substantial corner plot
- Double garage and parking for 4 vehicles
- Bathroom and en-suite plus ground floor WC
- EPC Rating: C
- Wonderful tiered garden
- Close to schools
- Spacious rooms throughout
- Panoramic, elevated south-facing views
- Three double bedrooms and one single
- Adjacent to open countryside and woodland

£410,000

Hawleys Close, , Matlock, DE4 5LY

Front of the home

Situated in the corner of a quiet cul-de-sac, this home has a double garage on the left and space for four vehicles to park on the tarmac and block-paved driveway. The house is of standard brick and tile construction. A timber fence forms the boundary at the end of the drive, where a gate leads through to the rear garden. There is an outside tap and brackets for hanging baskets. Enter the home through the composite part-glazed front door.

Entrance Porch

With a pitched tiled roof and ceramic tiled floor, this useful wide porch has plenty of room to kick off boots and hang coats after a hearty local walk. There is a tall glazed panel to the right of the front door bringing natural light in, as well as a ceiling light fitting. The home is also fitted with an alarm system.

Entrance Hallway

Open the original wooden front door - which also has a glazed panel on the right - and the entrance hallway opens out in front of you. The hallway is carpeted and has a high ceiling with coving and skirting boards, as do all rooms in the home. It gives a real sense of space and an indication of the spacious feel of the whole house. There is a ceiling light fitting and matching white paneled doors lead into the sitting room, breakfast kitchen, WC and a large storage cupboard, which houses the Worcester boiler. Wide and shallow carpeted stairs lead up to the first floor.

Sitting Room

15'1" x 11'6" (4.60m x 3.51m)

This is a lovely bright and open room, flooded with natural light from the wide north-facing window. The room is carpeted and has a radiator and ceiling light fitting. The fireplace has an ornate marble surround and houses an electric fire - the original chimney is retained behind and could be opened up should you wish to install a log burner. There is plenty of space for seating and additional furniture. Double timber-framed glazed doors lead into the dining room.

Dining Room

11'6" x 8'6" (3.52 x 2.6)

The very pleasant and temperate dining room has doors to the conservatory and breakfast kitchen. The room is carpeted and has a radiator and ceiling light fitting. There is room for a six-seater dining table and chairs, seating and additional furniture such as a dresser or sideboard.

Conservatory

11'11" x 10'5" (3.65 x 3.2)

This beautiful room has panoramic south-facing views of the tree-filled vistas in all directions. On this sunny day when we were listing the home, it felt very elegant and uplifting, with natural light pouring in from all directions. A large ceiling-mounted light fan in the vaulted ceiling ensures it remains cool in summer and there is power for portable heating in winter, making it a usable space all year round. The room is carpeted and there is plenty of space for seating and furniture.

Breakfast Kitchen

17'0" x 11'11" (5.2 x 3.65)

Another very spacious and light room - the wide south-facing window plus a window and half-glazed door on the left (east) side bring lots of natural light flooding in. This L-shaped room has a ceramic tiled floor and two ceiling light fittings. Entering from the entrance hallway, on the right is a Hotpoint chest-height integrated oven and grill, set within tall fitted cupboards, with space for a fridge-freezer. Beyond is a useful large pantry under the stairs and a breakfast bar with space for three stools and a radiator beneath.

On the left is an initial worktop with space and plumbing below for a washing machine and dishwasher. Beyond the door leading out to the rear garden is a long and wide L-shaped worktop, with lots of cabinets above and below, as well as several drawers. The large integrated Hotpoint five-ring gas hob has a brushed chrome extractor fan over. Further along is an integrated Hotpoint dishwasher. Situated below the south-facing window with wonderful views of the garden and beyond is a stainless steel 1.5 sink and drainer with chrome mixer tap. The worktop has plenty of space for food preparation and small appliances, with tiled splashbacks.



Ground Floor WC

8'8" x 2'9" (2.65 x 0.85)

The modern suite includes a ceramic WC with integrated flush and a sleek rectangular vanity unit with sink and chrome mixer tap. There is light oak-effect vinyl flooring, a chrome vertical heated towel rail, frosted double glazed window, ceiling light fitting and wall-mounted coat hooks.

Stairs to first floor landing

From the entrance hallway, shallow wide carpeted stairs have a handrail on the right. The L-shaped carpeted landing has a radiator, ceiling light fitting and loft hatch above. Matching white paneled doors lead to the four bedrooms (one en-suite) and family bathroom.

Bedroom One

18'2" x 8'8" (5.55 x 2.65)

This large light dual aspect bedroom is flooded with natural light from big windows to the north and east. The room is carpeted and has a radiator, two ceiling light fittings and lots of space for a bed and additional furniture. A door leads through to the en-suite shower room.

Bedroom One en-suite

6'0" x 5'6" (1.85 x 1.7)

A corner shower cubicle on the right has sliding glass doors and houses a Mira electric shower. The L-shaped vanity unit has a ceramic sink with chrome mixer tap, cabinets, shelves and a capsule WC with integrated flush. The room has underfloor heating and there are tiled splashbacks, a frosted double glazed window, ceramic tiled floor, ceiling light fitting, extractor fan and vertical heated towel rail.

Bathroom

7'4" x 5'6" (2.25 x 1.7)

The bath has a chrome mixer tap and shower attachment and a pivoting glass shower screen. The ceramic WC has an integrated flush and there is a ceramic pedestal sink with chrome mixer tap. The bathroom also includes a chrome vertical heated towel rail, light oak-effect vinyl flooring, ceiling light fitting, frosted double glazed window and floor-to-ceiling tiles around the bath.

Bedroom Two

10'4" x 7'4" (3.15 x 2.25)

We felt like we were in a tree-house in this room! There are tremendous views over the surrounding woodland to the hilly countryside beyond the town boundary - it's a room with lots of light pouring in. This bedroom is carpeted and has a radiator, ceiling light fitting and fitted full-height double cupboard with shelving. Consequently, there is plenty of room for a bed and other furniture in this double room, which also has a loft hatch.

Bedroom Three

13'5" x 8'4" (4.1 x 2.55)

This long spacious bedroom is currently set up as a roomy twin bedroom and could easily be a spacious double. There is a wide north-facing window, ceiling light fitting and radiator in this carpeted room.

Bedroom Four

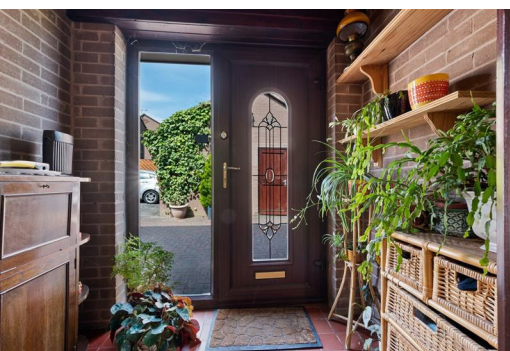
8'6" x 6'2" (2.6 x 1.9)

Currently set up as a single bedroom with a desk and useful storage over the stairs, this could also be a nursery or dedicated home office space. The room is carpeted and has a radiator and ceiling light fitting.

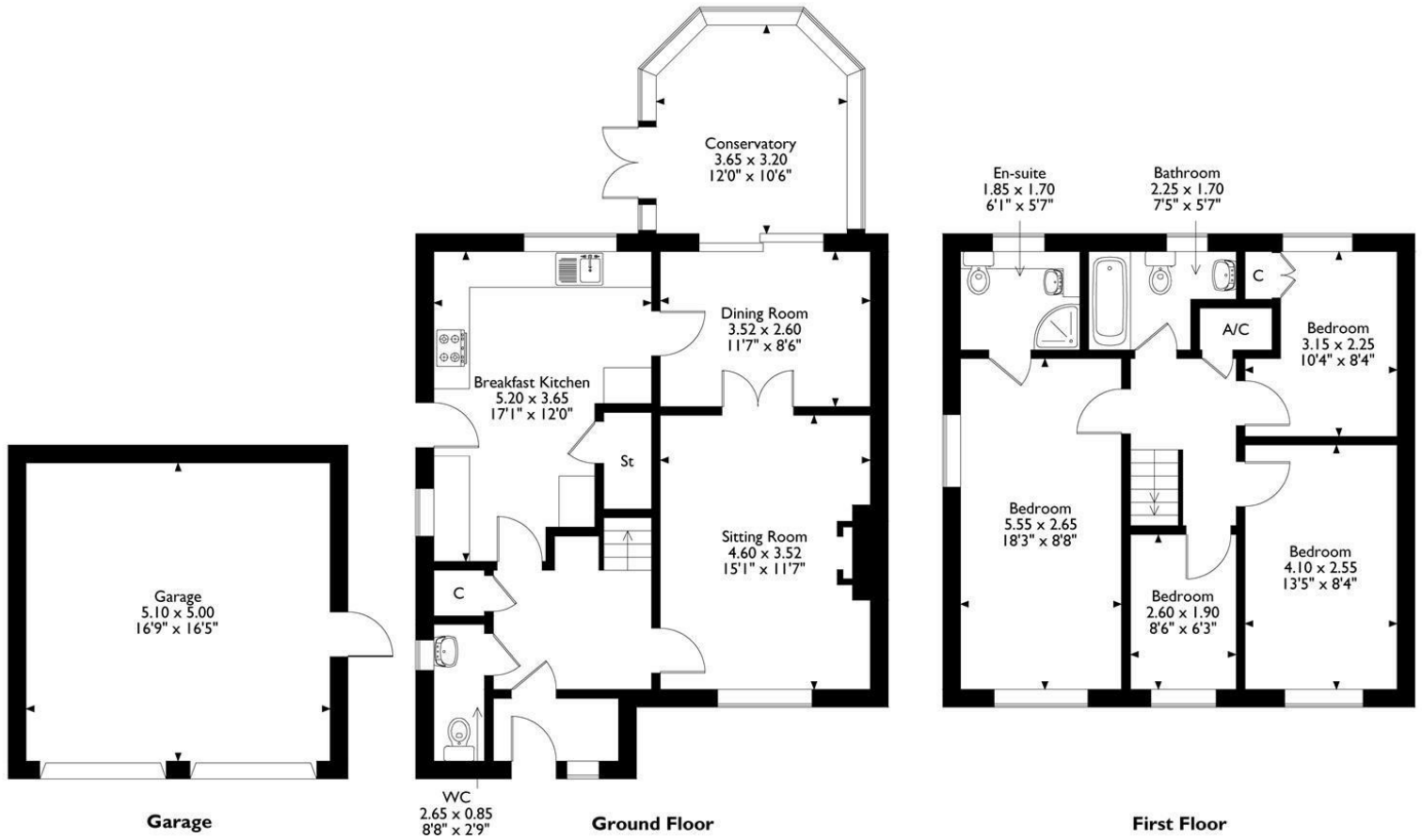
Rear Garden

What a wonderful, relaxing green space this is! It is a hidden marvel, on the edge of open countryside in this elevated corner of Matlock. Accessed from the gate at the front, the kitchen and the conservatory, the garden is jam-packed with plants and trees.

A wide patio beside the conservatory is a real sun trap, with plenty of room for dining furniture and outdoor seating - a perfect spot from which to survey your garden and the views beyond. A fence forms the boundary here. A path leads round to a graveled area on the other side of the conservatory, offering useful storage space. A path meanders down between packed flower beds to the lower patio. There is room here also for a dining set and seating. It's paradise for keen gardeners! Steps continue down to the bottom tier, which has a lawn, greenhouse and dry stone wall boundary. From here there are uninterrupted views of the open countryside, which continues to fall away down to the flourishing woods and a country lane.



44 Hawleys Close
 Approximate Gross Internal Area
 148 Sq M / 1593 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	70

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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