



## Highfield Drive, Matlock, DE4 3FZ

With no upward chain and vacant possession, this home occupies a large corner plot and has panoramic views of Riber Castle and the surrounding countryside. Offering a great opportunity to upgrade and modernise the home to add value, this family home has spacious rooms throughout and is situated in a great location, close to schools and countryside walks.

On the ground floor, the entrance hallway leads past a useful WC to the sitting room, dining room, kitchen and large store room which has the potential to be a utility room.

On the first floor are four bedrooms and the family bathroom.

The front garden is laid to lawn and the south-facing rear garden has an extensive dining patio, easy-maintenance astroturf garden and large shed. There is space for 2-3 vehicles to park on the tarmac driveway in front of the garage.

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.

- No upward chain
- Panoramic views to Riber Castle and hilly countryside
- Opportunity to upgrade and add value
- Five minute drive to Matlock town centre
- Vacant possession
- Off-road parking for 2-3 vehicles and garage
- EPC Rating C
- Large corner plot
- South-facing garden
- Close to schools, countryside and public transport

**£317,500**

# Highfield Drive, , Matlock, DE4 3FZ

## Front of the home

This large detached four bedroom house was built in 1988 and is of standard brick and tile construction. Occupying a large corner plot, there is a driveway on the right with room to park two to three vehicles. The garage has a pitched tile roof and up-and-over garage door. An open entrance leads through to the rear garden. The lawn at the front runs round the left-hand side of the home and a central path leads directly to the front door.

## Entrance Hallway

Enter the home through the half-glazed uPVC front door with brass handle and letterbox. The L-shaped hallway is carpeted and has a radiator, ceiling light fitting, under-stairs cupboard and doors to the sitting room and a ground floor WC. An open staircase leads up to the first floor. Like most rooms in the house, this hallway has skirting boards and ceiling coving.

## Sitting Room

15'8" x 11'9" (4.8 x 3.6)

The large north-facing window brings lots of natural light into this room. The room is carpeted and has a radiator, ceiling light fitting, wall lights and an open entrance through to the dining room.

## Dining Room

12'11" x 9'6" (3.95 x 2.9)

With plenty of room for a 4-6 seater dining table, the wide south-facing window looks out to the rear garden and hilly countryside beyond. The room is carpeted and has a ceiling light fitting, radiator and door into the kitchen.

## Kitchen

15'3" x 12'9" (4.65 x 3.9)

From the dining room, on the right is an integrated fridge-freezer, curving worktop with breakfast bar and several high and low level cabinets. On the left, the Belling stove takes pride of place. It has a six ring gas hob, oven, grill, warming plate and extractor fan above. The worktop has several useful pan drawers below and cabinets above. On the right is a large L-shaped worktop with contemporary 1.5 sink and drainer with chrome mixer tap. On this side of the kitchen are more high and low level cabinets, including one that houses the 3 year old boiler. A window looks out to the front garden and a half-glazed door leads out to the rear garden. The room also has a concrete floor with carpet over, extractor fan, tiled splashbacks and recessed spotlights. A door leads through to a store room with carpet and ceiling light fitting that could be a utility room.

## Ground Floor WC

5'8" x 2'11" (1.75 x 0.9)

With sink and WC

## Stairs to first floor landing

The carpeted stairs have a window on the right at the half-turn. At the landing, overhead is a ceiling light fitting and loft hatch. Doors lead into the four bedrooms and family bathroom.

## Bedroom One

10'2" x 9'2" (3.1 x 2.8)

With pine-effect laminate flooring, this room has a clever use of space, with built-in bed base over the stairs, creating room to place additional furniture. There is a west-facing window, radiator and ceiling light fitting.

## Bedroom Two

13'9" x 8'8" (4.2 x 2.65)

This spacious double bedroom has full-height fitted wardrobes on the right, creating space in the room for a double bed and additional furniture. The room is carpeted and has a radiator, ceiling light fitting and wide north-facing window.

## Bedroom Three

13'1" x 8'8" (4 x 2.65)

With views directly across to Riber Castle and wide-reaching panoramic views of the hilly countryside all around, this is a bright and airy bedroom at the rear of the home. The room has pine-effect laminate flooring, a radiator and ceiling light fitting.



### Bedroom Four

11'3" x 10'0" (3.45 x 3.05)

This single bedroom could also be a home office or nursery. With pine-effect laminate flooring, radiator, ceiling light fitting and west-facing window.

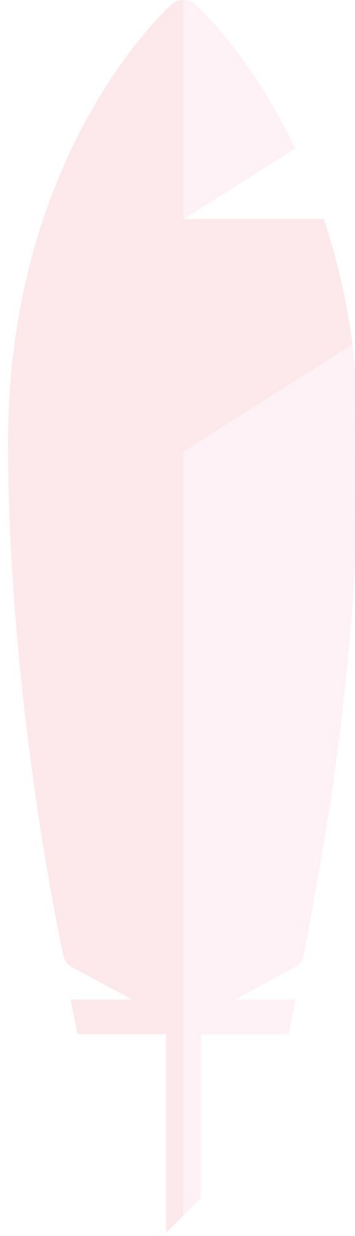
### Bathroom

7'6" x 6'0" (2.29m x 1.83m)

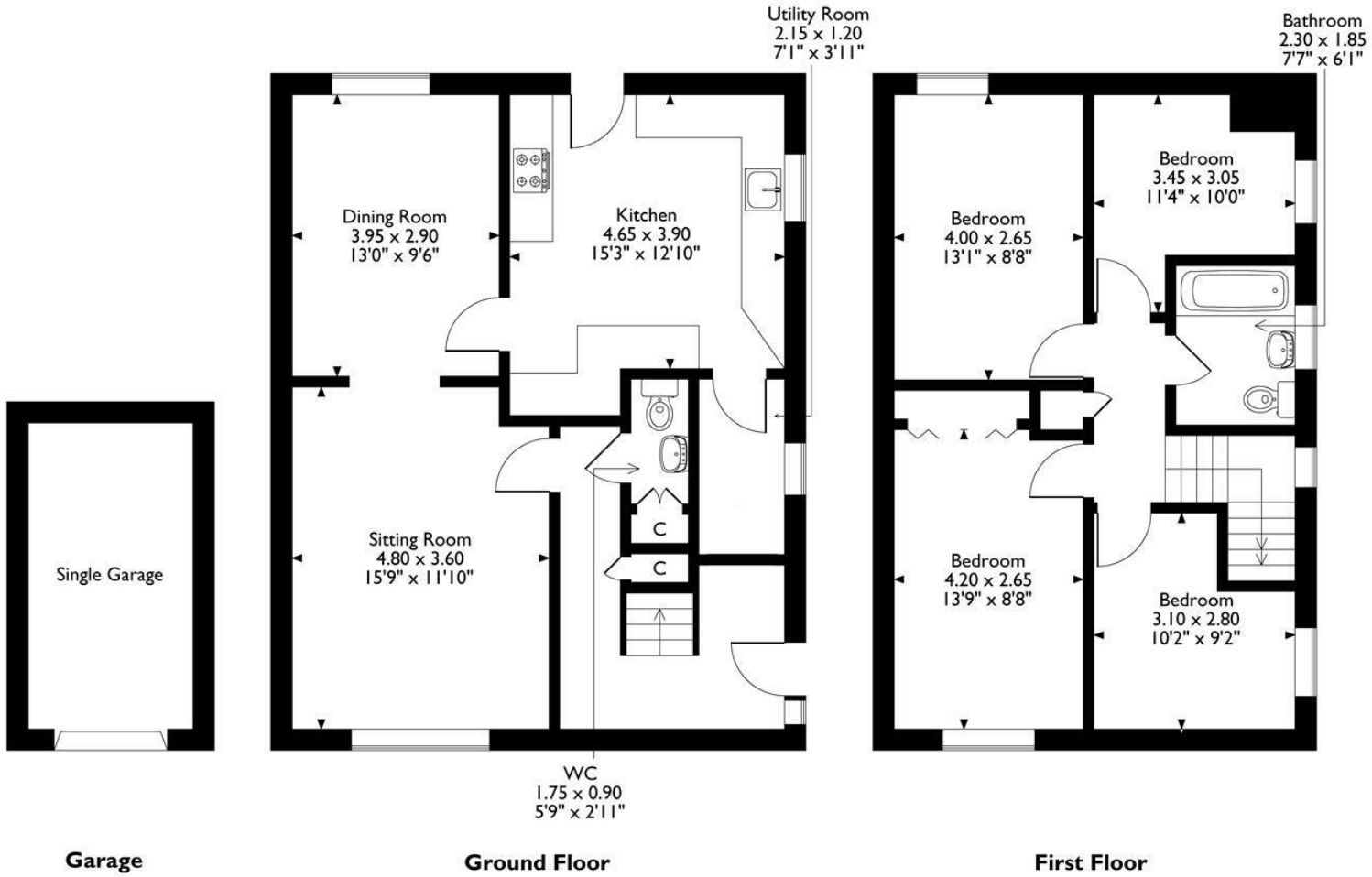
The bath has a chrome mixer tap and shower over, with pivoting glass screen. The ceramic sink has a chrome mixer tap and there is a ceramic WC, frosted double-glazed window, ceiling light fitting and radiator.

### Rear Garden

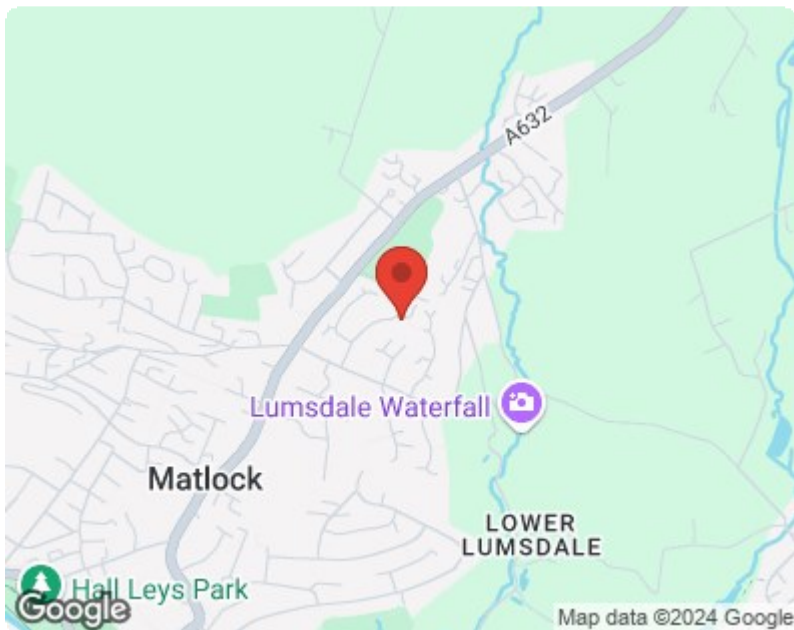
We love this neat and sunny south-facing garden. The wide dining patio is perfectly positioned beside the kitchen and looking directly at the astroturf garden...so you can keep a close eye on children playing whilst enjoying the views up to Riber Castle directly above the garden fence. There are raised gravel borders and a modern timber fence forms the garden boundary. On the right is a large timber shed with lighting. There is an outside tap and outside light in this easy-maintenance rear garden.



28 Highfield Drive  
 Approximate Gross Internal Area  
 111 Sq M / 1195 Sq Ft  
 (Excluding Garage)



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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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