



## Lynholmes Rise, Matlock, DE4 3DX

This splendid family home is located at the end of a quiet cul-de-sac and has wonderful panoramic views of the hilly countryside surrounding Matlock. Beautifully presented and with a double garage/workshop, off-road parking for 3+ vehicles and neat, easy maintenance gardens, this is a versatile home in a great location.

On the ground floor are two south-facing reception rooms - a sitting room and dining room. There is a kitchen, utility room and WC. To the first floor is a magnificent main bedroom with oodles of storage in the full-width, full-height fitted wardrobes. There are two further bedrooms and the family bathroom. Outside is a front garden with views across to Riber Castle. At the rear is a courtyard garden with sunny dining patio, space for 3+ vehicles and the huge double garage and workshop with mechanic's pit.

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.

- In immaculate condition
- Private driveway with parking for 3+ vehicles
- Wonderful main bedroom with huge fitted wardrobes
- Short walk to Matlock town centre
- Panoramic south-facing views
- Double garage and workshop with mechanic's pit
- Located at end of quiet cul-de-sac
- Neat front garden with views to Riber Castle
- Council Tax band B
- Close to primary, junior and secondary schools

**£255,000**

# Lynholmes Rise, , Matlock, DE4 3DX

## Front of the home

The front garden is accessed via a pedestrian gate at the very end of this cul-de-sac and there is also a gate through from the rear garden and private driveway. The neat front garden has a lawn, sheltered dining patio and elevated seating area, from which you have uninterrupted views up to the verdant hilly countryside surrounding Riber Castle. A new timber fence on the right and privet hedge on the left form the garden boundary. Enter the home through the part-glazed uPVC front door into the entrance porch.

## Entrance Porch

With a hard-wearing barrier carpet, this is a useful space to kick off footwear after a local walk. A pine door opens through to the dining room.

## Dining Room

10'7" x 8'10" (3.23m x 2.69m)

This charming dining room has wood-paneled walls and a full-height recessed cupboard with beveled wooden doors and lots of shelving. This creates plenty of space for a four-six seater dining table and chairs, as well as additional furniture such as a sideboard. The room is carpeted and has a radiator and ceiling light fitting. There are lovely views straight across to Riber Castle.

A paneled glazed pine door leads through to the inner hallway.

## Inner Hallway

With an oak veneer floor, radiator and two ceiling light fittings, this L-shaped hallway has an open entrance on the right into the kitchen. Matching pine doors open into the sitting room, ground floor WC and under-stairs cupboard. A part-glazed door leads through to the utility room.

## Sitting Room

14'3" x 12'3" (4.35 x 3.75)

This is a beautiful, spacious room and - when sat on the sofa - the view you have is of the pleasant green countryside and Riber Castle rising beyond the privet hedge of the front garden. The room has Amtico oak-effect flooring and a high ceiling with recessed spotlights, adding to the sense of space. The substantial fireplace with large log burner and flue is set upon a stone hearth with mantelpiece. A wide and deep recessed TV unit is built into the chimney breast and there are alcoves each side. The room has a radiator and plenty of space for furniture, offering flexible layouts.

## Kitchen

7'7" x 7'4" (2.33 x 2.25)

The oak veneer flooring flows through from the inner hallway. This attractive kitchen has a U-shaped worktop with plenty of high and low level cabinets and drawers. The stylish cabinets include an integrated refrigerator and dishwasher. The Zanussi four-ring gas hob and electric oven has an extractor fan above. In the left corner in front of the wide window is a substantial 1.5 ceramic sink and drainer with chrome mixer tap. The room has tiled walls and recessed ceiling spotlights.

## Ground Floor WC

6'4" x 2'11" (1.95 x 0.9)

This useful room has a ceramic WC with integrated flush and a wall-mounted corner ceramic sink with chrome mixer tap. There are wood paneled walls, radiator, ceiling light fitting, frosted double glazed window and ceramic tiled floor.

## Utility Room

6'10" x 6'4" (2.1 x 1.95)

Accessed via the back door or from the inner hallway, the utility room has a wide worktop with space and plumbing beneath for a washing machine and room for a tumble dryer and refrigerator or freezer. There is a ceramic tiled floor, radiator, ceiling light fitting and fitted full-height double cupboard with lots of shelving and space to store coats and footwear.

## Stairs to first floor landing

From the inner hallway, carpeted stairs with a pine balustrade and handrail lead up to the first floor. There is a frosted double glazed window on the right. At the landing are a ceiling light fitting and loft hatch overhead. Matching doors lead into the three bedrooms and family bathroom.



### Bedroom One

14'3" x 12'3" (4.35 x 3.75)

We adore this magnificent large double bedroom, with the best views in the house of Riber Castle and the sweeping hilly countryside. Five full-height fitted mirrored wardrobes run the full width of the longest wall. The doors open to reveal double-height hanging rails, lots of shelving and a hidden TV cabinet. It is a wonderful use of space which creates lots more room for a large bed and additional furniture. The room is carpeted and has a radiator, ceiling spotlights and those lovely views.

### Bathroom

6'2" x 5'10" (1.9 x 1.8)

The classically-styled bathroom has a bath with electric shower over and pivoting glass screen. The centrally located mixer tap means that you can stretch out fully in the bath. On the left, the vanity unit has a ceramic sink with chrome taps. The ceramic WC is opposite and set into a wider cabinet with shelf above. The room has floor-to-ceiling tiles, recessed ceiling spotlights, a radiator, frosted double glazed window and extractor fan.

### Bedroom Two

11'5" x 9'10" (3.5 x 3)

This double bedroom is also located at the front of the home and has similar great views. The room is carpeted and has a radiator and ceiling light fitting. There is room for a desk and bedroom furniture.

### Bedroom Three

10'0" x 6'10" (3.05 x 2.1)

Located at the rear of the property this is currently set up as a spacious single, with a large wardrobe in the alcove on the left. This room is also carpeted and has a radiator and ceiling light fitting.

### Rear Garden

A wide electric gate opens to the block-paved driveway with space for three vehicles. On the left is a large dining patio area and plenty of space for pot plants. The rear garden is bordered by a timber fence and there is plenty of space around the side and rear of the double garage for more outdoor storage and a log store. An arched gateway opens through to the front garden.

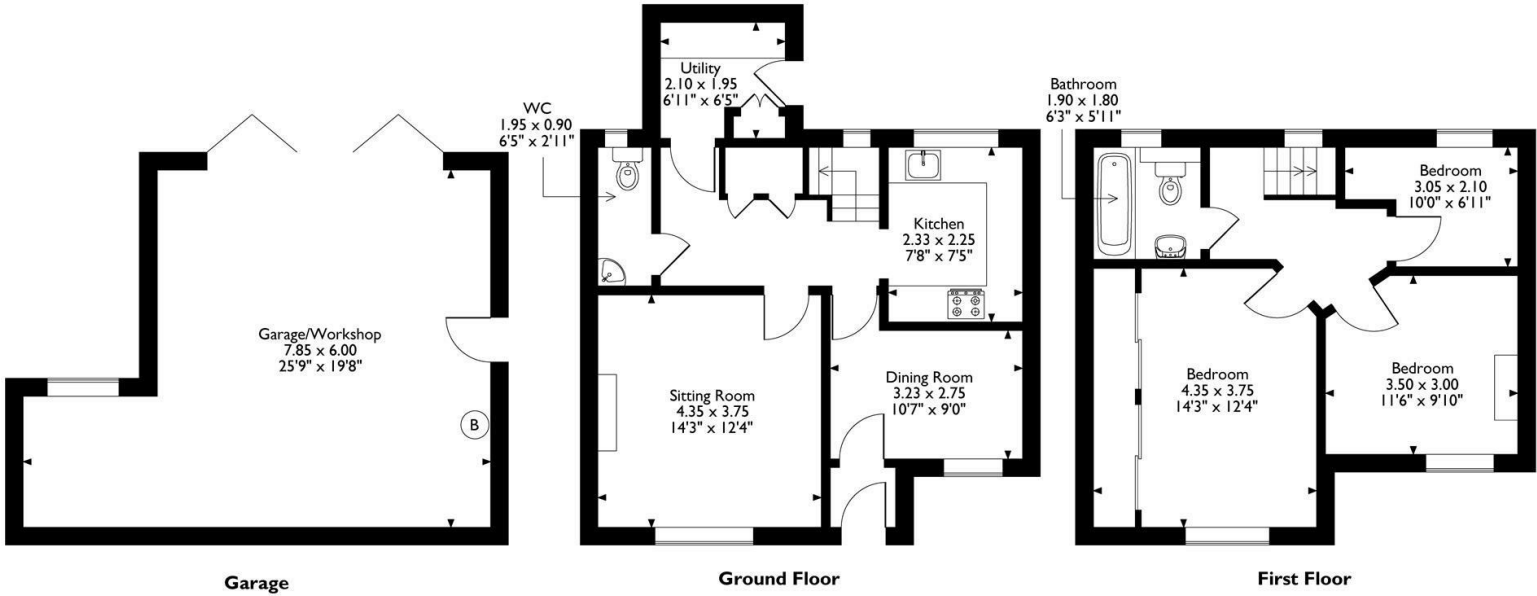
### Garage-Workshop

25'9" x 19'8" (7.85 x 6)

The huge double garage and workshop has wide double timber doors and a pitched tiled roof. It has a concrete floor with mechanic's pit, lighting and electricity supply. There are two windows, lots of storage space and the Ideal boiler is located here.



31 Lynholmes Rise  
 Approximate Gross Internal Area  
 127 Sq M / 1367 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>			
(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		

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