



## Morledge, Matlock, DE4 3SB

We adore this fabulous home, which is located in a popular location and has spectacular panoramic views. It's easy to see why people love living on Morledge: it's a pleasant attractive neighbourhood within walking distance of town, countryside walks and the leisure centre.

Set across three storeys, this home includes a garage, off-road parking space, open aspects to the front and rear, a tiered garden, lots of spacious rooms and uninterrupted south-facing views to the hillside surrounding this beautiful town.

On the ground floor are a large sitting room, kitchen-diner and WC. On the first floor are two double bedrooms, the family bathroom and a storage cupboard. The entire top floor is a suite comprising of huge double bedroom with dressing room area, an abundance of wardrobes and an en-suite shower room.

To the front is a small lawned garden and well-maintained communal green with trees. At the rear the tiered garden offers fabulous views from several dining and seating areas, with a gate leading directly out to your garage and parking space.

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.

- Very spacious family home set across 3 storeys
- Garage and off-road parking
- Walking distance to town centre
- EPC Rating C
- Spectacular panoramic south-facing views
- Tiered garden with dining patio and views
- Roca bathware
- Open aspect to front and rear views
- Close to schools and parks
- Leisure centre and countryside walks nearby

**£350,000**

# Morledge, , Matlock, DE4 3SB

## Front of the home

Accessed along a path with the pleasant communal green on your left, enter the front garden through a gap in the low wall, which has decorative iron railings above. The path to the canopy porch has neat lawns either side and a privet hedge border on the left. A Ring doorbell and an integral overhead light are located in the porch. Enter the home through the composite front door with chrome handle and letterbox.

## Entrance Hallway

The L-shaped hallway has an oak veneer floor and space on the right for coats and shoes. There is a radiator, ceiling light fitting, stairs on the left and matching doors into the sitting room, kitchen-diner and WC.

## Sitting Room

14'5" x 10'5" (4.4 x 3.2)

A beautiful light and airy room, with double French doors to the rear garden and additional tall south-facing window. The room has an oak veneer floor, ceiling light fitting, radiator and plenty of power points enabling flexible room layouts.

## Kitchen-Diner

17'8" x 9'2" (5.4 x 2.8)

We love this spacious dual aspect room, which has double French doors out to the south-facing garden and a north-facing window looking out to the communal green at the front. With tile effect flooring, the room has a high ceiling with recessed spotlights. There is plenty of space for a 4-6 seater dining table on the left.

The long L-shaped worktop on the right has contemporary brick-style tiled splashbacks. An integrated ceramic 1.5 Butler's sink and drainer with chrome mixer tap is positioned beneath the window. The sleek glossy high and low level cabinets include drawers and pan drawers, with a full-height pullout larder cabinet at the end. In the top-left corner, a cabinet houses an Ideal boiler. In the centre of the worktop are an integral Bosch electric oven with Zanussi four-ring gas hob with brushed chrome extractor fan above. Below the worktop is space and plumbing for a washing machine and dishwasher.

Towards the far end of this large room is space on the right for a fridge-freezer. The room has a high ceiling with recessed spotlights and ceiling light fitting.

## Ground Floor WC

6'0" x 2'7" (1.85 x 0.8)

With oak effect vinyl flooring, this room (like the bathrooms above) has quality Roca bathware. There is a ceramic sink with chrome mixer tap and a capsule WC with integral flush. The room also includes a radiator, ceiling light fitting and extractor fan.

## Stairs to first floor landing

The carpeted stairs curve up to the first floor landing which opens out to the left and right. Matching doors lead into two double bedrooms, the family bathroom, an airing cupboard with huge water tank and a separate storage cupboard with shelving. There is a radiator, window and stairs also lead up to the second floor master suite.

## Bedroom One

16'10" x 8'4" (5.15 x 2.55)

A huge, long double bedroom, this has wonderful panoramic south-facing views through the two double glazed windows. On the left is a tall fitted double wardrobe, creating even more space within the room for a large bed and furniture. The carpeted room has a radiator and ceiling light fitting.

## Bathroom

7'2" x 6'11" (2.18m x 2.11m)

This stylish bathroom has a bath with chrome mixer tap and mains-fed shower attachment and a tiled shelf at the end. Around the bath are floor-to-ceiling tiles. The floating Roca ceramic sink has a chrome mixer tap and there is a ceramic WC with integral flush. The bathroom also includes a ladder-style heated towel rail, two wide frosted double glazed windows, extractor fan and recessed ceiling spotlights.



## Bedroom Two

14'5" x 8'8" (4.4 x 2.65)

Another spacious double bedroom, this is currently utilised as a hybrid bedroom and home office. The wide fitted wardrobe on the left helps to create more space for the bed, desk and additional furniture. The room also has a radiator, ceiling light fitting and views to the open aspect to the front.

## Bedroom Three

18'6" x 14'7" (5.65 x 4.45)

What a magnificent room! This top floor suite has a storage area on the second floor landing with a radiator and Velux window.

Entering the bedroom you're struck by how open and light it is, with light flooding in from two large windows and two Velux windows. There is lots of space for a large bed, furniture and seating. With huge mirrored wardrobes on both sides, leading through to the en-suite shower room, this corner of the room is perfect to position a dressing table. The room has a radiator, two ceiling light fittings and door through to the en-suite shower room.

## En-suite shower room

10'9" x 5'4" (3.3 x 1.65)

The wide double shower cubicle on the left has sliding doors, a mains-fed shower and floor-to-ceiling tiled surround. The Roca floating sink has a chrome mixer and a capsule ceramic WC. The views through the Velux windows are probably the best in the house! The room also has a ladder-style heated towel rail, tile-effect vinyl floor, recessed spotlights and extractor fan.

## Rear Garden

The splendid tiered garden is accessed from the sitting room, kitchen-diner and from the gate beside the garage and parking space. Immediately in front of the kitchen and sitting room is a wide dining patio, which is partly decked. This is a great spot from which to have a morning coffee or to dine outdoors with friends and family. Two lower tiers also offer sheltered dining and safe areas for young children to play. From all of these vantage points you have wonderful views over rooftops to the rising hillside opposite. We also love the pretty honey locust tree in the corner.

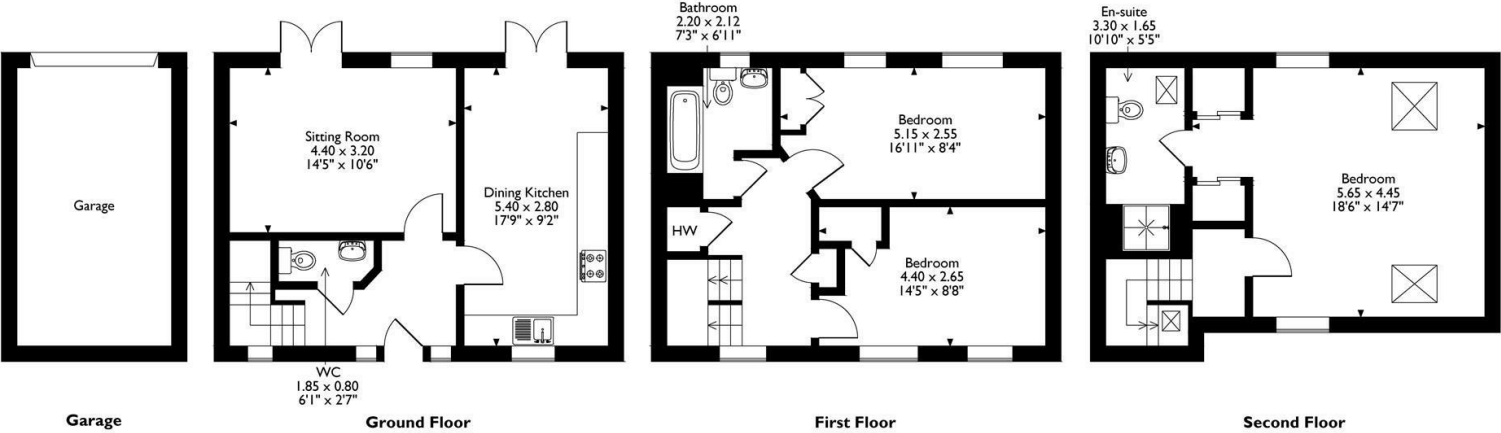
## Garage and off-road parking

The standard single garage is separate from the house beyond the rear garden and has a dedicated parking space directly in front, beside the gate to the rear garden. The garage has lighting and power.

**\*\*EPC Pending\*\***



37 Morledge  
Approximate Gross Internal Area  
116 Sq M / 1249 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) 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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