



Dimple Crescent, Matlock, DE4 3PJ

Representing terrific value for money, this two bedroom home is located close to Matlock town centre and is brimming with attractive features. Situated on a quiet cul-de-sac, the home has off-road parking with a Pod Point electric vehicle charger. It has been significantly upgraded by the current owners - the upstairs living space has been opened out and has a bright and airy feel, with a modern kitchen and new boiler. The exterior is enhanced by new soffits and fascias - and there is a south-facing conservatory and garden.

Offering 'upside down living', the ground floor has the large open-plan kitchen-diner, which flows seamlessly round to the sitting room. Stairs lead down to the lower ground floor, where there are two double bedrooms, a shower room, utility room and large conservatory. To the front is an off-road parking space and electric charging point, whilst at the rear, the garden occupies an elevated position and has a dining patio area, shed and tiered flower garden.

It's only a short 5 minute walk into the heart of Matlock town centre, which also has a large park, the River Derwent flowing through and a wide range of shops, salons, restaurants and bars. The All Saints primary and junior schools are both within a safe 5 minute walk. There are good road connections up into the Peak District with driving, cycling and walking routes aplenty. Matlock train station has direct trains to Derby and beyond. It's a fantastic place to live for all ages and this could easily be a starter home, a place for a growing family and is equally suitable for a couple looking to downsize.

- Very well presented home in quiet cul-de-sac
- 5 minute walk to town centre
- South-facing garden and conservatory
- EPC Rating C - score 70
- Modernised and updated to create open-plan living
- Modern kitchen and new boiler
- New fascias and soffits
- Off-road parking and Pod Point electric car charger
- Upside-down living and elevated position
- Bosch, Whirlpool and Meile appliances included

£200,000

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Front of the home

Located on a pleasant cul-de-sac on the edge of the town centre, this home has a driveway with space for one vehicle to park close to the wall-mounted Pod Point electric charger. The front garden consists of several raised flower beds with a gravel path meandering through. A couple of steps lead down from the parking space to the front door and there is a handy area to store bins to the left.

Enter the home through a glazed paneled uPVC front door, with a full-height window to the right of that.

Kitchen-Diner

19'2" x 13'11" (5.85 x 4.25)

This lovely bright and airy room is a very welcome entrance to the home - a terrific first impression. Light floods in from two wide south-facing windows which - from this elevated position - look across to the tree-lined rising hillside opposite.

Initially, the floor is carpeted and this gives way to pine-effect vinyl flooring. Immediately in front, the very large shelf over the stairs provides plenty of space for storage and display. Over to the left, the sleek modern kitchen has a long and wide worktop, with plenty of room for food preparation and small appliances. There are high and low cabinets and drawers with glossy white doors and chrome handles. Within the kitchen are an integrated Whirlpool refrigerator, Bosch electric oven with gas hob and a contemporary extractor fan above. The new Viessmann boiler is located in the left-hand corner.

There is also a stainless steel sink and drainer with chrome mixer tap set beneath the north-facing window looking out to the front garden. The room has a high ceiling with two light fittings, a radiator and plenty of space for a dining table and additional seating. There is a loft hatch overhead and an open entrance into the sitting room.

Sitting Room

15'8" x 7'6" (4.78m x 2.29m)

The current owners have significantly enhanced this level by opening up the space to generate lots more light into this dual aspect room. Thanks to the north and south facing windows, it's another light and airy room, which is carpeted and has a radiator and ceiling light fitting.

Stairs to lower ground floor

From the front door, carpeted stairs lead down to the lower ground floor. There is a wall light on the right, banister on the left and an overhead light too.

The hallway on the lower ground floor is carpeted and has two ceiling light fittings and a radiator. Matching white paneled doors with chrome handles open into the two double bedrooms, the shower room, utility, conservatory and a storage cupboard with shelving and useful hanging rail. Indeed, that cupboard could usefully be utilised as a wardrobe for Bedroom Two.

Bedroom One

15'8" x 7'8" (4.8 x 2.35)

This double bedroom has lots of fitted wardrobes, overhead cabinets and bedside tables. The room is carpeted and has a radiator, ceiling light fitting and a square picture book window looking into the conservatory.

Bedroom Two

9'6" x 7'8" (2.9 x 2.35)

This versatile room is currently set up as a double bedroom, but could easily be a spacious home office, nursery, guest room or hobby room. It is carpeted and has a radiator, ceiling light fitting and another south-facing square picture book window.

Shower Room

7'8" x 5'6" (2.35 x 1.7)

The large shower cubicle has curved sliding glass doors and a mains-fed shower within. To the left, the fitted vanity unit includes a ceramic sink with chrome mixer tap and a capsule WC with integral flush. The room has a ceramic tiled floor and floor-to-ceiling tiles. There is a vertical heated towel rail, extractor fan, ceiling light fitting and downlighters above the vanity unit.



Utility Room

The well-designed utility room has a Miele washing machine and tumble dryer, which are included in the sale. The room has a vinyl floor and ceiling light fitting.

Conservatory

14'1" x 9'2" (4.3 x 2.8)

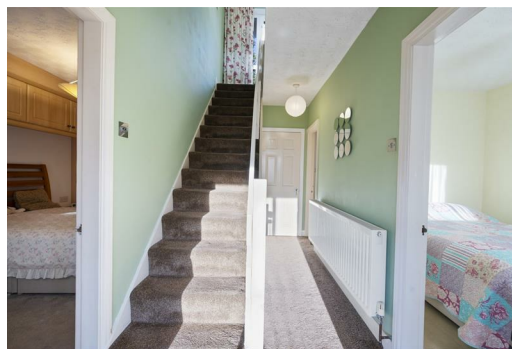
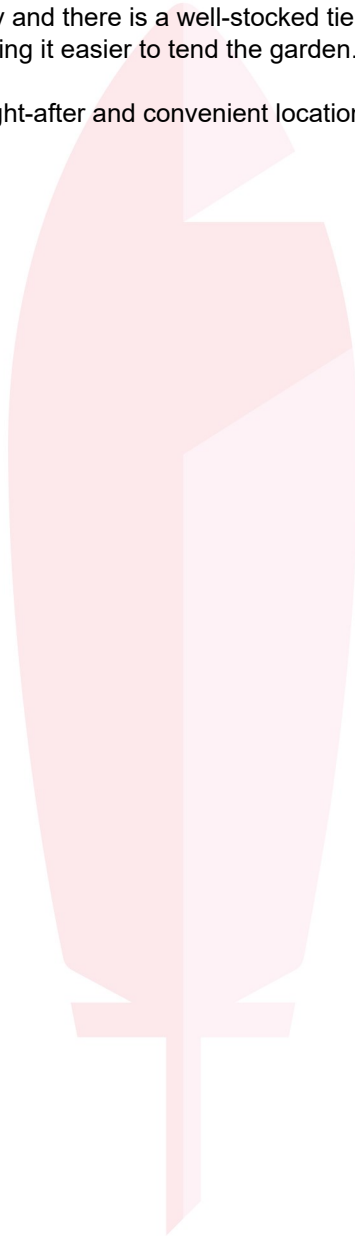
This spacious and versatile room could be additional living space, a sunny home office or playroom. Tall uPVC windows on three sides (east, south and west facing) have fitted blinds. There is pine-effect vinyl flooring and lots of power points - perfect for heating and lighting to make this a usable space all year round. Through the windows you have panoramic views from this elevated position. Double French doors lead out into the rear garden.

Rear Garden

Accessed from the conservatory, you alight onto a patio area, where there is space to accommodate a small dining patio set. The new large shed offers lots of storage space and there is additional open storage around to the side of the house on the left.

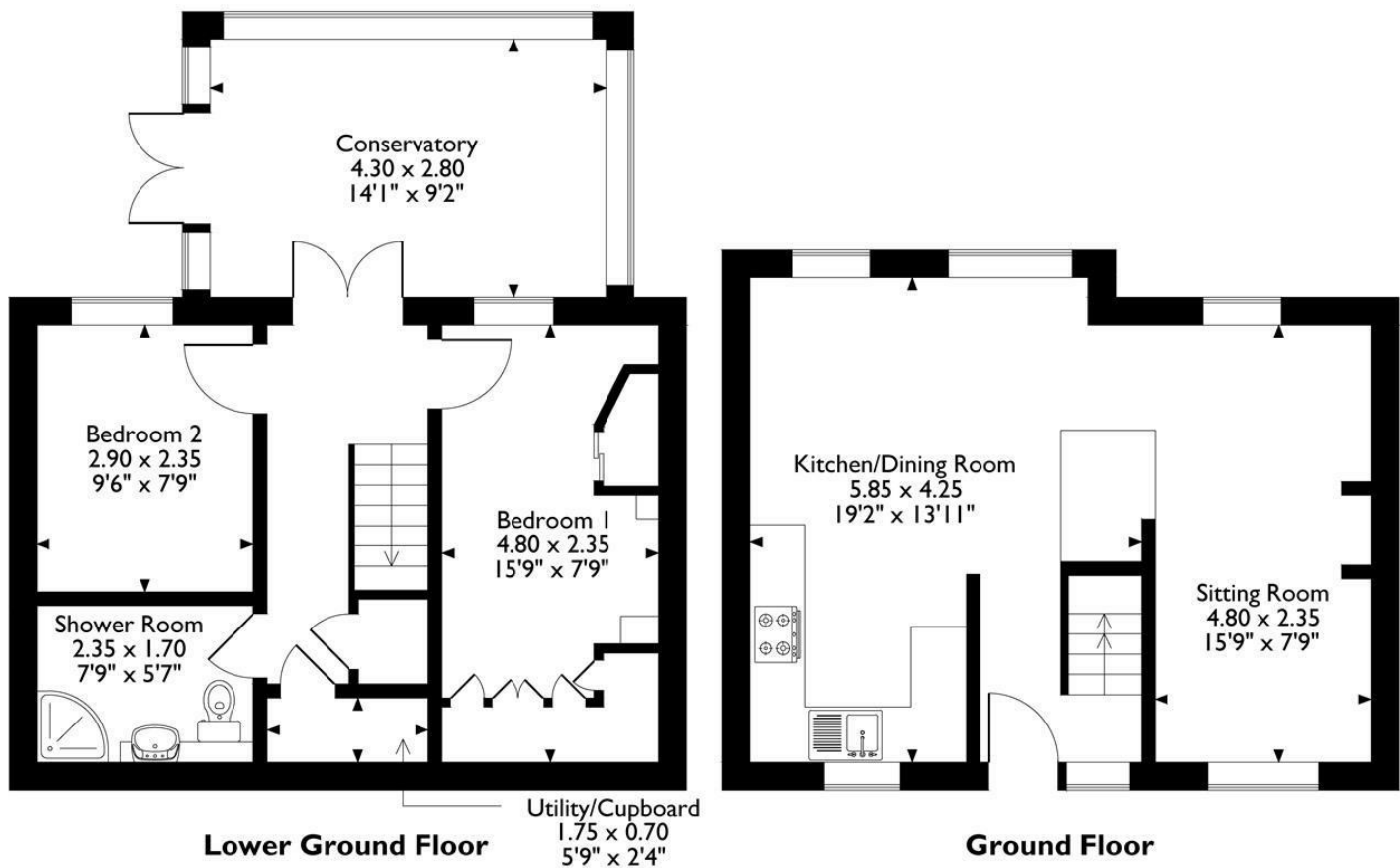
A neat lawn is situated in front of the conservatory and there is a well-stocked tiered garden beyond. A path leads between the raised flower beds, bushes and young trees, making it easier to tend the garden.

This is a splendid home for a great price in a sought-after and convenient location.



4 Dimple Crescent

Approximate Gross Internal Area
79 Sq M / 850 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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