



Lime Tree Road, Matlock, DE4 3DU

Set within a very large plot and located close to schools and the town centre, this spacious family home has extensive gardens, a detached garage, off-road parking and the opportunity to modernise and upgrade.

On the ground floor is a wide entrance hallway, sitting room, dining room, conservatory, kitchen and WC. Upstairs are three bedrooms, a family shower room and separate WC. We love the wraparound garden, which is easy to maintain and has been lovingly tended over the years, with lots of colourful plants and also a summer house. The home benefits from a detached garage with driveway for one vehicle in front of the garage.

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.

- No upward chain and vacant possession
- Beautiful wraparound gardens with colourful flower beds
- Detached garage and driveway with parking for one vehicle
- Summer house and elevated seating area
- Very large plot - potential to extend (subject to planning consent)
- Opportunity to modernise and create lovely family home
- Views to Ribber Castle from front garden
- Short walk to Matlock town centre
- Close to schools
- uPVC double-glazing

£275,000

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Front of the home

Enter the front garden through a decorative iron gate set within a low stone wall, with iron fence above. The neat, well-tended front garden has a gravel area on the right with colourful flower beds. On the left is a rectangular lawn with a blue spruce tree and pretty magnolia trees. A high dry stone wall forms the boundary, with tulips, bluebells and an impressive magnolia tree in front.

A low wall and tall decorative iron gate form the boundary through to the rear garden.

To the right of the front door is a hanging basket - enter the home through the part-glazed uPVC front door.

Entrance Hallway

This is a wide and welcoming entrance to the home. The hallway is carpeted and has a radiator with shelf above, wall lights and stairs on the left leading up to the first floor. An under stairs cupboard provides useful storage and panelled glazed timber doors lead into the kitchen and sitting room.

Sitting Room

11'7" x 11'7" (3.55 x 3.55)

This large square room has an open entrance through to the dining room around the corner. A gas fire sits within a marble fireplace, whilst a wide west-facing window floods the room in natural light. The room is carpeted and has a radiator, ceiling light fitting and wall lights.

Dining Room

10'0" x 7'10" (3.07 x 2.4)

At the heart of the home, connected to the sitting room, kitchen and conservatory, this room is carpeted and has a ceiling light fitting and radiator. There are sliding doors to the conservatory and an open entrance into the kitchen.

Kitchen

11'11" x 10'2" (3.65 x 3.1)

With a herringbone tile-effect vinyl floor, the kitchen has lots of storage. On the left is space for a refrigerator. To the right, the long wide worktop has tiled splashbacks with a large number of high and low level cabinets and drawers. There is space and plumbing for a washing machine and dishwasher. The integral stainless steel sink and drainer with chrome mixer tap sits beneath the wide east-facing window, overlooking the lovely rear garden. An additional tall window brings yet more natural light in.

The kitchen also features a Samsung chest-height oven and grill, ceiling light fitting and chrome vertical heated rail. There is an open entrance to the useful rear porch area, with a door out to the rear garden.

WC

3'5" x 2'7" (1.05 x 0.8)

The ground floor WC has a vinyl floor, floor-to-ceiling tiled walls and a ceramic WC with integral flush. There is also a wall-mounted ceramic sink with chrome taps, radiator, wall light and frosted double-glazed window.

Conservatory

13'9" x 7'0" (4.2 x 2.15)

A large versatile room at the rear of the home, this has lots of windows looking out to the rear garden. The room is carpeted and has a radiator, wall lights and sliding patio doors with fitted blinds. It's a lovely place to gather and mix with friends and family in the garden too.

Stairs to first floor landing

From the entrance hallway, carpeted stairs with a banister and handrail lead up to the landing, which is wide enough to accommodate a storage unit. There is a wide double-glazed window at this first floor level, a ceiling light fitting and loft hatch overhead. Doors lead into the three bedrooms, shower room and separate WC.

Bedroom One

8'2" x 7'8" (2.5 x 2.35)

This single bedroom is located at the front, with views to Riber Castle and also to hilly countryside each side of the house opposite. This carpeted room has a radiator, ceiling light fitting and large over-stairs cupboard with hanging rail. It would also make a great home office, dressing room or nursery.



Bedroom Two

13'1" x 10'5" (4 x 3.2)

This large double has similar views to Bedroom One next door. There are lots of fitted wardrobes, creating plenty of space for a bed and additional furniture. The carpeted room has a radiator and ceiling light fitting.

Bedroom Three

10'5" x 10'0" (3.2 x 3.05)

With a lovely open feel at the rear of the home, this bedroom has views over the pleasant rear garden. The wardrobes currently in the room can be included in the sale if desired. This room is carpeted and has a radiator and ceiling light fitting.

Shower Room

7'7" x 5'4" (2.32 x 1.65)

With a tiled floor and floor-to-ceiling tiled walls, there is a large cubicle with sliding glass doors to the left. This houses a mains-fed shower and we love the modern easy-clean walls! A large ceramic sink with chrome mixer tap sits atop a large vanity unit. There is also a ceramic bidet, chrome vertical heated towel rail, wide frosted double-glazed window, recessed spotlights, extractor fan and a boiler housed in the tall cupboard on the right.

WC

4'9" x 2'7" (1.45 x 0.8)

It's always useful to have a WC separate from the main bathroom. This room has a ceramic WC with integral flush, tall frosted double-glazed window and ceiling light fitting.

Rear and side garden

Beautiful, sheltered and private, the easy-maintenance rear and side gardens include a large summer house in the top corner. It has power and lighting and an elevated seating area in front. The garden has several gravel areas and raised flower beds. There are plenty of places to sit and enjoy or avoid the sun as you wish, including beneath the large pergola. A dry stone wall forms the left hand boundary, with a tall fern hedge on the right and new timber fence at the rear. The garden also includes a modern shed and a path along the back leads to the rear entrance of the garage.

Garage

17'0" x 8'2" (5.2 x 2.5)

The brick-built garage has a pitched roof and electronic remote-controlled door. There is a handy workbench, window, lighting and door to the rear garden. In front of the garage is a driveway with space for one vehicle to park off road.

N.B. EPC pending





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 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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