



Wellington Street, Matlock, DE4 3GS

This four storey family home has breathtaking panoramic views, a south-facing garden with elevated dining terrace, open-plan kitchen-diner, new windows and spacious, versatile rooms throughout. Located within walking distance of schools, Lumsdale Waterfall, Matlock town centre and with the independent retailers, bars and salons on Smedley Street just a 2-3 minute walk away, there's lots to love about this home.

Entering at ground level, the entrance hallway leads through to the gorgeous sitting room and on round to the lounge, which could easily be a fourth bedroom. Stairs from the hallway lead down to the lower ground floor, where you'll discover an open-plan kitchen-diner, a large utility/store room and WC.

Up on the first floor is the family bathroom and two bedrooms, whilst the top floor comprises a huge double bedroom with magnificent 180-degree views over the town to surrounding countryside. This bedroom has ample eaves storage too.

The rear garden has a dining terrace beside the kitchen-diner, with steps down to a lawn and patio area - perfect for children to play or a blank canvas for a keen gardener to create some magic.

The thriving locale of Smedley Street nearby has a range of independent micropubs, eateries, hairdressers and delicatessen. Matlock town centre with its parks and riverside walks is at the bottom of the hill. Head uphill and there are countryside walks in all directions beyond the extensive Cavendish Playing Fields. The delights of the Peak District, Chatsworth House, Bakewell and Chesterfield are all within easy reach.

- Stone-built 3 bedroom home in popular neighbourhood
- Sun-trap south-facing rear garden with elevated dining terrace
- Walking distance to Lumsdale Waterfall
- Panoramic views to Riber Castle and countryside
- Versatile lounge could be a fourth bedroom
- Council tax band B
- High security Ultion locks on front and back doors
- New windows fitted in 2022-23
- Close to schools and Smedley Street locale
- Lovely open-plan kitchen-diner

£300,000

Front of the home

To the front of this attractive stone-built house is a low iron fence and stone pillar, which form the boundary of this easy-maintenance front courtyard garden. There is space for planters in front of the bay window. Enter the home through the part-glazed contemporary front door, which has high-security Ultion locks and a chrome handle and letterbox.

Entrance Hallway

The stylish, traditional hallway has a high ceiling, skirting boards, a dado rail and decorative ceiling coving. There are two ceiling light fittings, a radiator and pine laminate flooring. Stairs on the left lead to the first and second floors, whilst a pine door ahead opens into the sitting room.

Sitting Room

14'1" x 11'5" (4.3 x 3.5)

The pine laminate flooring flows seamlessly through from the hallway. This beautiful room has a tall south-facing window with impressive views, decorative ceiling coving and fitted pine cupboards in the corner. The focal point of the room is the beautiful original fireplace, with iron grate and a pretty tiled hearth and surround and large wooden mantelpiece above. This spacious room has a radiator and wall lights, with a door through to the lounge.

Lounge

12'9" x 10'5" (3.9 x 3.2)

Situated at the front of the home on the northern side, this temperate room has another impressive fireplace. It has the original iron grate, a tiled surround and wooden mantelpiece. As suggested earlier, this carpeted room could feasibly be a fourth bedroom and it has a bay window, skirting boards and ceiling coving, radiator and ceiling light fitting.

Dining Kitchen

14'3" x 13'5" (4.35 x 4.1)

Between the sitting room and lounge, stairs lead down to the lower ground floor. This lovely bright room opens out to the left and has lots of natural light flooding in through the tall south-facing window and the half-glazed uPVC back door.

The long L-shaped worktop on the left has an integral 1.5 sink and drainer with chrome mixer tap. The impressive brick chimney now houses a four-ring gas hob and oven, with brushed chrome cooker hood - incorporating an extractor fan - above. The worktops have tiled splashbacks and provide plenty of space for food preparation and for small appliances. There are a large number of low cabinets below whilst, above, are some wall-mounted cabinets and pantry shelving.

In the centre of the room there is space for a 4-6 seater dining table and, over in the corner, room and power points for a fridge-freezer. To the right of the back door is a small worktop and cabinet.

The room has tile-effect laminate flooring, a ceiling light fitting, recessed ceiling spotlights, an extractor fan and radiator. Bevelled pine doors lead into the WC and utility room.

Utility Room

9'10" x 7'8" (3 x 2.35)

This cool, very useful room has lots of space for storage and appliances, including plumbing for a washing machine. There is a ceramic tiled floor, radiator and recessed ceiling spotlights. To demonstrate the potential of this room, a neighbouring property has converted this into a games room.

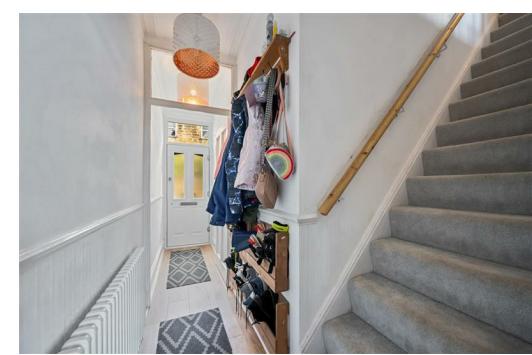
WC

6'0" x 4'5" (1.85 x 1.35)

The ceramic tiled floor flows seamlessly through from the utility room. There is a ceramic WC with integral flush, a wall-mounted sink with chrome taps, ceiling light fitting, extractor fan and meter cupboard in this room.

Stairs to first floor landing

Carpeted stairs with a pine handrail on the left lead up to the L-shaped first floor landing, where there is a ceiling light fitting and quirky diagonal corner shelving unit. Pine doors lead into the bathroom and two bedrooms, whilst a bevelled pine door opens up to reveal stairs up to Bedroom Three on the top floor.



Bedroom One

13'11" x 10'2" (4.25 x 3.1)

This is yet another room with a beautiful original fireplace. This roomy double bedroom has pine laminate flooring, a radiator and high ceiling with light fitting. The tall uPVC window has a pleasant outlook and there is a large over-stairs cupboard in the corner.

Bathroom

8'8" x 4'7" (2.65 x 1.4)

A brand new pine door opens into the family bathroom. On the left, the built-in vanity unit has a large ceramic sink with chrome mixer tap and wall-mounted mirror in the recess above. At the end of the room is a bath with chrome taps and a mains-fed shower over.

The room includes a ceramic WC with integral flush, tiled walls, a chrome vertical heated towel rail, recessed ceiling spotlights and an extractor fan.

Bedroom Two

8'10" x 8'8" (2.7 x 2.65)

With wonderful panoramic south-facing views across to the rolling countryside, this is a lovely room. It is a perfect size for a home office - and if you were to use the lounge as a double bedroom, you would still have three bedrooms. This room has a ceiling light fitting, pine laminate flooring and a radiator.

Bedroom Three

17'8" x 13'9" plus eaves (5.4 x 4.2 plus eaves)

We love the simply magnificent 180-degree views over the town and to Riber Castle and Starkholmes. This south-facing room gets the sun all day and has lots of eaves storage on both sides. A large double room, there is plenty of space for a double or king size bed, seating, wardrobes and furniture. The room is carpeted and has a radiator and ceiling light fitting.

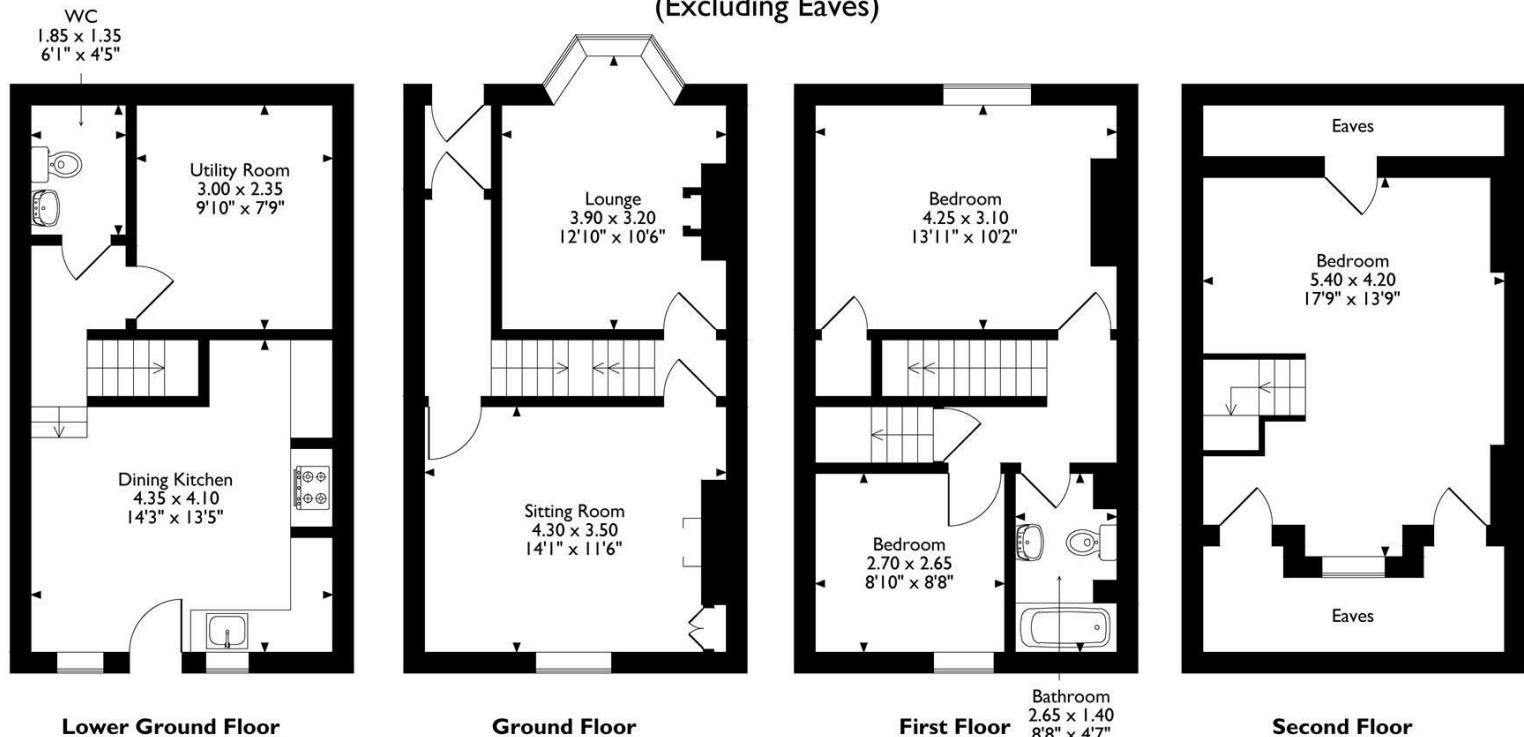
Rear Garden

When we visited in late morning, the excited chattering of birds was the dominant sound in this sun-soaked rear garden. It felt peaceful and uplifting. Set across three tiers, immediately outside the kitchen-diner is an elevated dining terrace - a perfect spot for morning coffee, a spot of lunch or evening drinks with friends and family. At this level there is an outside tap and space for storage or planters. It overlooks the garden area below, so that you can keep an eye on children playing on the lawn and the decked area at the end of the garden.

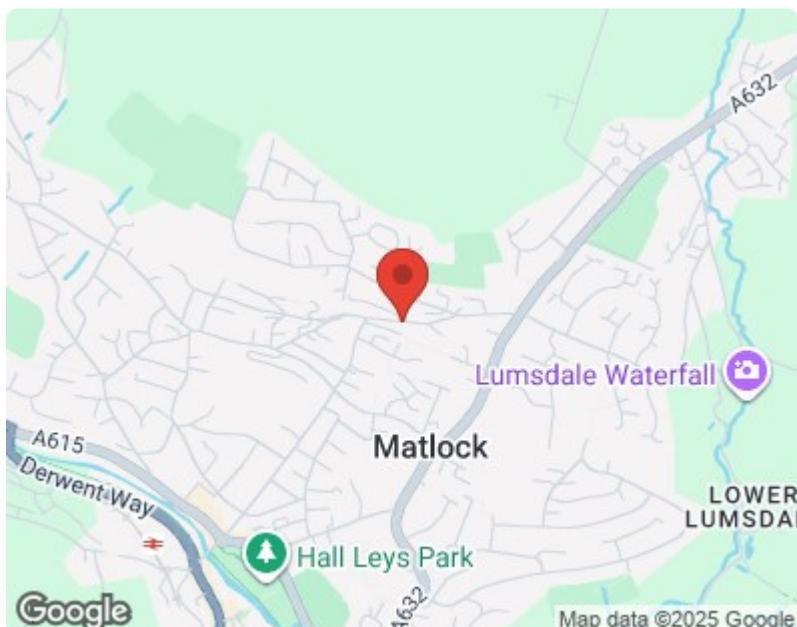
Underneath the dining patio is a useful undercroft storage space. At the end of the garden, a gate opens out onto Wellfield, with a useful space to store bins out of sight. This is a peaceful and well-designed garden suitable for play and relaxation, with views over the town from the dining area.



48 Wellington Street
Approximate Gross Internal Area
122 Sq M / 1313 Sq Ft
(Excluding Eaves)



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 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	

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