



## Tor Rise, Matlock, DE4 3DL

With no upward chain and situated on a large corner plot, this bright and airy home has been recently modernised and has driveway parking for two vehicles. The detached double garage has cavity wall insulation and - subject to planning consent - has the potential to be converted to a separate dwelling.

This bungalow has an L-shaped hallway with doors off to the breakfast kitchen, sitting room (with plenty of space for a dining table), two bedrooms and a modern shower room. The front garden has a well-maintained lawn with planted borders, whilst the rear garden is primarily a dining patio, with tremendous views up to Riber Castle.

Tor Rise is located in the friendly and popular Starkholmes neighbourhood, close to schools, a couple of great pubs and is within walking distance of the town centre and countryside walks.

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.

- Detached 2 bedroom bungalow with modern upgrades
- No upward chain
- Detached double garage with cavity wall insulation - potential to convert to living accommodation
- Driveway parking for two vehicles
- Modern shower room with brand new flooring
- Recently redecorated throughout
- Walking distance to schools, town centre and pubs
- uPVC double glazing
- Views up to Riber Castle from easy-maintenance rear garden
- Large corner plot with pretty front garden

**£300,000**

## Tor Rise, , Matlock, DE4 3DL

### Front of the home

Situated on a large corner plot, this detached bungalow has a pretty front garden. The curved lawn is bordered by pretty flower beds and a row of neat cypress trees. The Tarmac drive has space for two vehicles to park in front of the detached garage. There is space beyond for outdoor storage and to discreetly store your bins. Between the driveway and the path to the front door is a well-stocked and lovingly maintained flower bed. There is an outside light and movement-sensor light on the external wall.

### Entrance Hallway

Enter the home through the part-glazed uPVC double doors into a handy entrance lobby. This has a light oak-effect high quality vinyl floor and space to store footwear and coats. Another secure part-glazed uPVC door opens into the L-shaped hallway. This also has light oak-effect flooring, a ceiling light fitting and loft hatch (with access up to the boiler). The loft has a fitted loft ladder and is part-boarded, with electric lighting. Matching white doors with chrome handles lead into the breakfast kitchen, sitting room, two bedrooms and shower room.

### Breakfast Kitchen

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

The roomy breakfast kitchen has space on the right for a small dining set. Wide windows to the north and east bring lots of natural light flooding in - and provide great views across to Matlock, rising up the hillside in the distance. The long U-shaped worktop has a range of high and low level cabinets and drawers, providing plenty of storage space. On the right, the integral four-ring gas hob has a rarely-used electric oven below and brushed chrome extractor fan above. Beneath the west-facing window is a stainless steel sink and drainer with chrome mixer tap, looking out over the beautiful front garden. The Hotpoint tumble dryer and Beko fridge-freezer are included with the sale and there is plumbing for a washing machine too. Beside the entrance door is a high level airing cupboard with shelving and a radiator.

### Sitting Room

18'0" x 10'4" (5.5 x 3.15)

This large rectangular room is carpeted and has plenty of space for a dining table and lounge furniture. The huge west-facing window has more great views of the front garden and brings lots of natural light in. The room has a ceiling light fitting, four wall lights, a radiator and - like all rooms in the home - skirting boards. A coal-effect gas fire has a marble hearth, surround and mantelpiece.

### Bedroom One

12'9" x 10'4" (3.9 x 3.15)

Positioned at the rear of the home, this large double bedroom is nice and peaceful. The room is carpeted and has a radiator, ceiling light fitting and large east-facing window with a partial view of Riber Castle up on the hillside. There is plenty of room for a double bed and additional furniture.

### Bedroom Two

10'2" x 9'2" (3.1 x 2.8)

We love this bedroom/garden room, which has wide double patio doors and clear uninterrupted views up Riber hillside to the castle. With the dining patio rear garden immediately outside, it's a perfect spot for breakfast. The room is versatile and could easily be a home office, garden room or relaxation room. It is carpeted and has a ceiling light fitting and radiator.

### Shower Room

7'0" x 6'6" (2.15 x 2)

The brand new herringbone vinyl flooring was laid in the days between us valuing and listing this home. The large modern double cubicle on the right houses a mains-fed shower and has a pivoting glass door and easy-clean walls. The vanity unit on the far wall includes a capsule WC and ceramic sink with chrome mixer tap. The room also includes a chrome vertical heated towel rail, frosted double-glazed window, ceiling light fitting and extractor fan.

### Rear Garden

The east-facing garden is accessed from Bedroom Two and from a path up from the garage and driveway. Comprising a large patio area, it is easy to maintain and has plenty of space for an outdoor dining set, outdoor seating and planters. And (we may have mentioned this before!) it has stunning views up to Riber Castle.

### Detached Double Garage

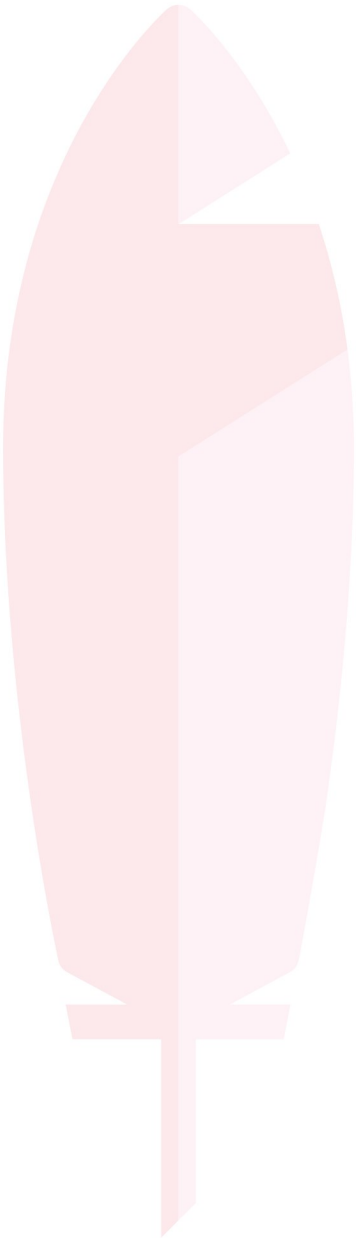
16'8" x 16'4" (5.1 x 5)



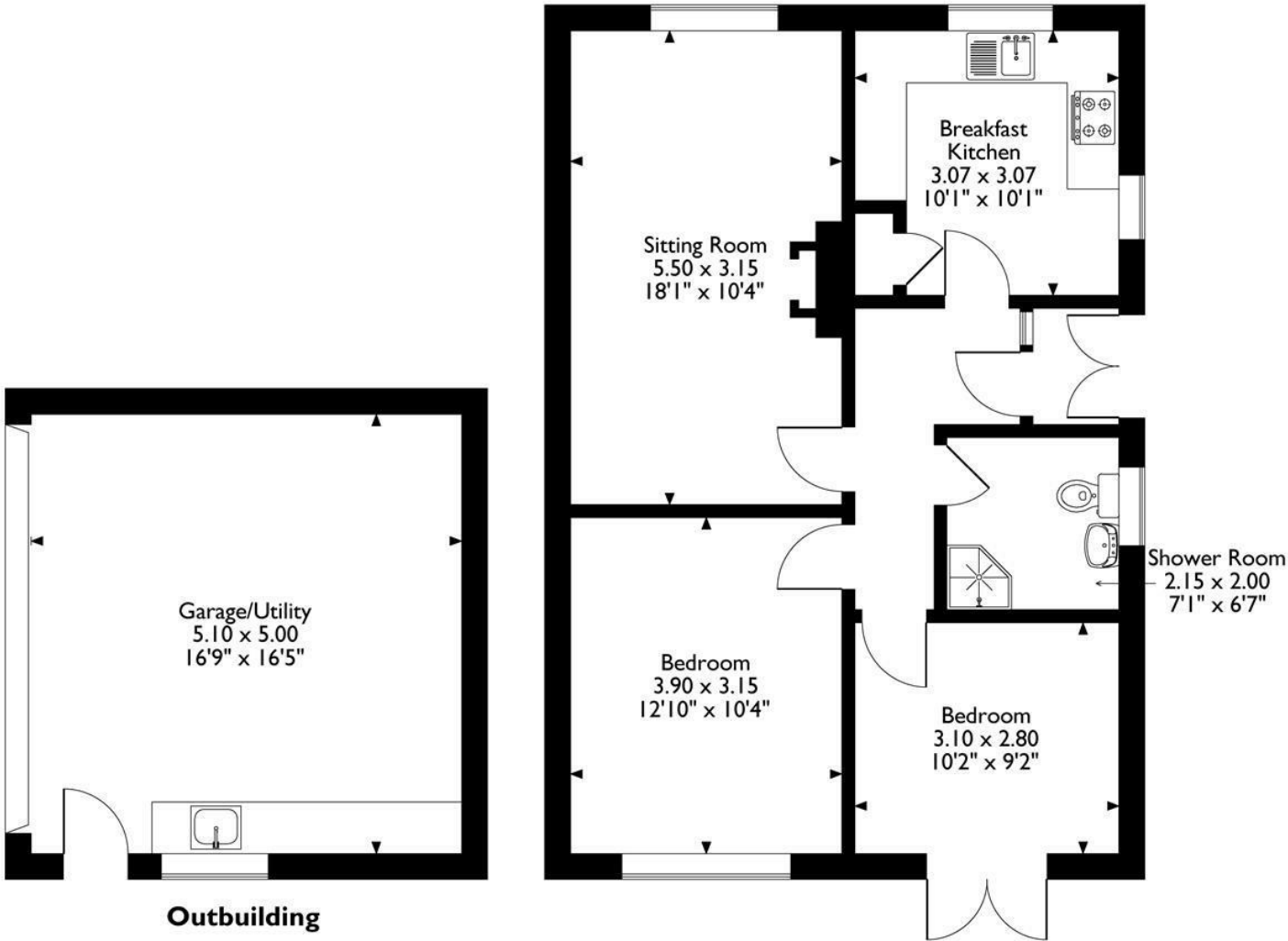
Constructed around 15 years ago, this large garage has cavity wall insulation and an electrical and water supply - all with the purpose of ensuring it has the potential to be converted into a separate dwelling. That would be subject to planning approval.

Currently used as a combined garage and utility room, the garage has an electronic up-and-over door, lighting, power points and a range of storage cabinets. The fitted worktop includes an integral stainless steel sink with chrome taps and there is space and plumbing below for a washing machine. There is a half-glazed uPVC door and uPVC window.

N.B. New EPC pending



9 Tor Rise  
Approximate Gross Internal Area  
86 Sq M / 926 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) 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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