



## Prospect Drive, Matlock, DE4 3TA

With breathtaking panoramic views up to Riber Castle and across the valley, this immaculate family home has a brand new shower room, modern kitchen, parking for four vehicles and has been professionally decorated this year. Located on an elevated position on a quiet cul-de-sac, the home has beautiful gardens, a garage and versatile living space. The windows to the front elevation are all triple-glazed too.

On the ground floor, the entrance porch leads through to a south-facing sun room, sitting room and dining area, with the modern kitchen towards the rear. On the first floor are three bedrooms and the new family shower room. The gardens to the front and side have been lovingly tended and are packed with colourful plants and well-maintained trees, whilst the rear two-tier garden is perfect for sheltered dining. There is a large utility-store and a garage, together with space for four vehicles to park.

Prospect Drive is within walking distance of the town centre and around the corner from All Saints Junior School, with Dimple Grounds playing fields even nearer. The Arc leisure centre and countryside walks are within easy reach too.

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.

- Modernised family home with fantastic panoramic views
- Energy efficient - EPC rating C
- Immaculate condition throughout
- Walking distance to town centre
- New shower room and new kitchen fitted 2025
- Garage with electronic remote-controlled door
- Substantial corner plot with beautiful gardens
- Professionally redecorated 2025
- Parking for 4 vehicles
- In elevated position on quiet cul-de-sac

**£300,000**

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### Front of the home

A low level dry stone wall with a neat row of cypress trees and bushes forms the sweeping boundary of the front of this attractive property. Enter the front garden through a decorative iron gate and a paved path curves up to the front door. The home is of standard brick and tile construction and has uPVC double glazing and crisp white clapboard cladding above the sitting room.

The front garden has a large patio, perfectly positioned for seating and dining, with views across to Riber Castle. The neat front garden has gravel areas with space for planters and there is a path to the side and rear gardens.

A picket fence forms the right-hand boundary and there is a gabled canopy porch over the front door. Enter the home through the uPVC part-glazed front door.

### Entrance Porch

This lovely entrance to the home is carpeted and has a radiator and ceiling light fitting. There is space for a table, shoe rack or coat stand. Stairs in front lead up to the first floor and matching white panelled doors with chrome handles lead into the Sun Room and Sitting Room.

### Sun Room

12'3" x 6'10" (3.75 x 2.1)

Having been redecorated this year and boasting a stunning feature wall, this temperate room has a radiator, so can be used all year round. Indeed, the owners enthused about sitting here during winter watching the snow fall on the hillside opposite as much as enjoying the view in sunny weather. There are lots of south and west facing windows through which to enjoy the view across to Riber Castle. With a tiled floor and angled roof, this room has plenty of space for seating and furniture.

### Sitting Room

13'3" x 10'7" (4.05 x 3.25)

Light floods into this room through the full-height, wide south-facing window. The feature chimney breast adds a splash of colour. The room is carpeted and has a radiator, ceiling light fitting and lots of room for seating and furniture. The room flows seamlessly into the dining area.

### Dining Area

9'10" x 7'6" (3 x 2.3)

Another light space, this dual aspect room includes a full-height window to the rear garden. There is a radiator, ceiling light fitting and large under-stairs cupboard in this carpeted room.

### Kitchen

9'4" x 7'11" (2.85 x 2.42)

Fitted in 2019, the kitchen has an L-shaped granite worktop and sleek high and low level cabinets and drawers. The four-ring Indesit gas hob has an extractor fan above. There is an integral black Lamona sink and drainer with chrome mixer tap. There is also a slimline Kenwood dishwasher. Opposite is a full-height fitted fridge freezer and double chest-height Hotpoint oven. With a vinyl floor, the kitchen has a ceiling light fitting and part-glazed uPVC door to the rear garden.

### Stairs to first floor landing

Carpeted stairs with a handrail on the left lead up to the L-shaped landing. There is a large window on the left, ceiling light fitting and loft hatch overhead. Matching white panelled doors lead into the three bedrooms and shower room.

### Shower Room

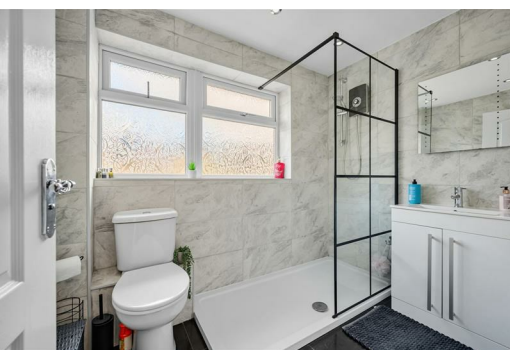
8'2" x 5'6" (2.5 x 1.7)

We adore this shower room, which has been fitted in 2025. With an art deco-style tall reinforced glass screen, the double walk-in shower houses an electric shower and has a tiled surround. A rectangular sink with chrome mixer tap sits atop the vanity unit and there is a ceramic WC with integral flush. The room also includes a porcelain tiled floor, chrome heated towel rail, wide patterned window and recessed ceiling spotlights.

### Bedroom One

11'7" x 9'6" (3.55 x 2.9)

Located at the rear of the home, this double bedroom has uninterrupted views up towards Cavendish. The room is carpeted and has a radiator, ceiling light fitting and space for a double bed and additional furniture.



### Bedroom Two

13'9" x 9'10" (4.2 x 3)

This huge double at the front has the best views in the house! They sweep 180-degrees from Riber Castle to the south, across the valley and over to the hills towards Oker and Snitterton. There is a full-height fitted triple wardrobe on the left with sliding doors and a double full-height fitted cupboard in the corner. These leave lots of space in the room itself for a large bed and furniture.

### Bedroom Three

8'8" x 8'2" (2.65 x 2.5)

Currently a spacious single with sturdy oak furniture, this was previously a double bedroom for several years. The room is carpeted and has a radiator, ceiling light fitting and useful wide over-stairs shelf.

### Utility Room

15'3" x 4'5" (4.65 x 1.35)

This very useful space was previously the side passage to the home. There is space and plumbing for a washing machine and other appliances. The boiler is located here and there is lots of room for storage and shelving.

### Garage and parking

16'4" x 8'2" (5 x 2.5)

The brick-built garage has an electronic remote-controlled door, concrete floor, power and light. There is one parking space directly in front of the garage and one beside it. Two further spaces are available on the land adjacent to the rear fence, which is owned by this property.

### Side Garden

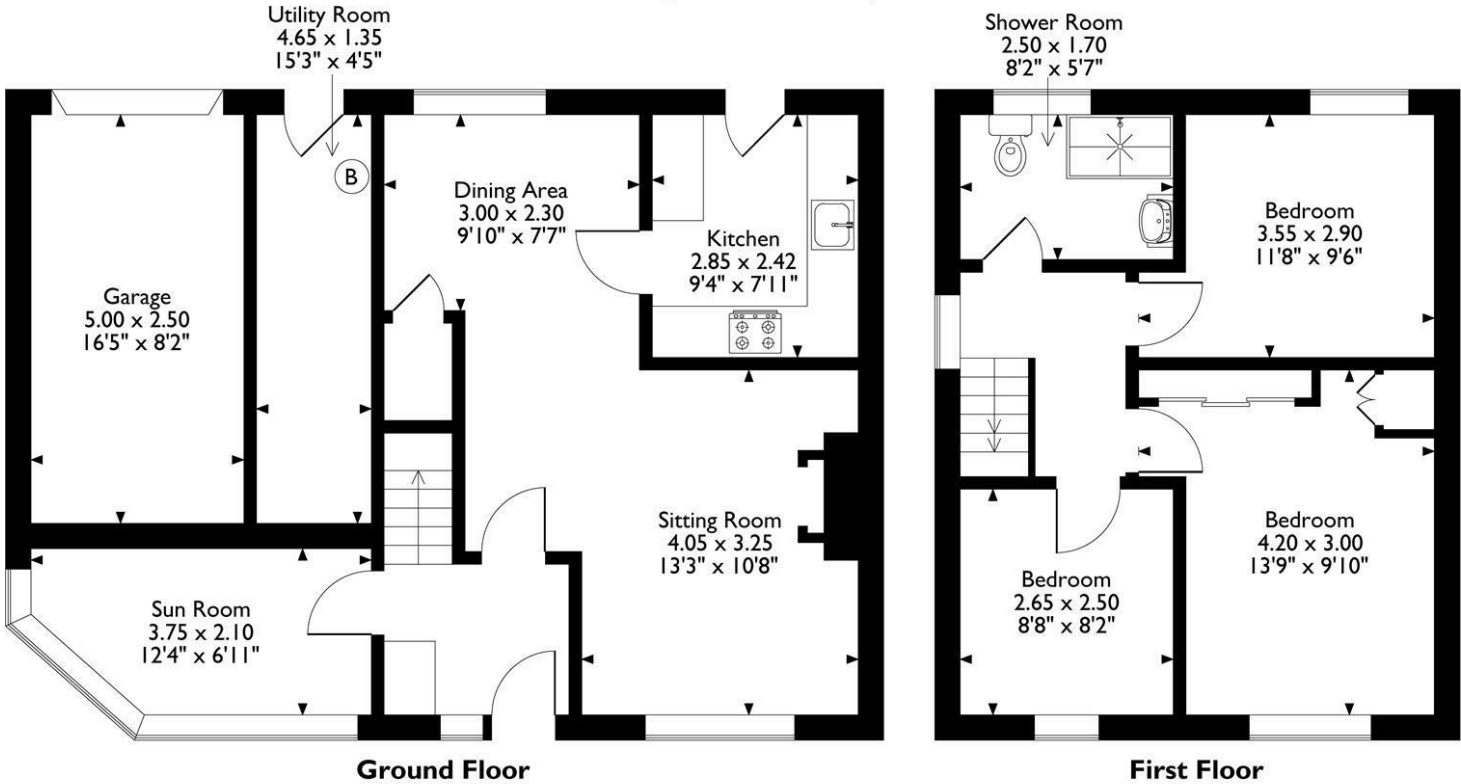
This very pretty garden is accessed from the parking area at the rear and via a path up from the front garden. The centrepiece of the neat lawn is a mature acer bush and, below, is a flower bed packed with more colourful plants and bushes. The large manicured cypress tree on the right provides welcome privacy and there is a modern shed beside another elevated patio. This patio is positioned to maximise the wonderful views.

### Rear Garden

This two-tier patio garden is east facing, so is perfect for morning coffee and for sheltered dining later in the day. There is lots of room for seating, a dining set, barbecue and more.



5 Prospect Drive  
Approximate Gross Internal Area  
107 Sq M / 1152 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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |