



## Hackney Road, Hackney, DE4 2PW

With tremendous panoramic views from all three storeys, this home has an off-road parking space, spacious kitchen-diner and modern bathroom. Located close to countryside walks and some great pubs, this would make a great starter home or holiday let.

Entering at street level, the roomy kitchen-diner has stairs down to the sitting room and up to the double bedroom and bathroom. To the left of the home is an off-road parking space.

Hackney Road is located on the northern edge of Matlock, with splendid countryside walks up Farley Hill and down towards Whitworth and the Derwent Valley. The Laburnum pub across the road is one of several great local pubs and Matlock town centre is only a five minute drive away. The home is close to the delights of the Peak District, Chatsworth House, Haddon Hall and other attractions including Matlock Bath, Peak Rail and Bakewell. Matlock has direct rail connections to Derby and Nottingham, whilst the A6 runs close by and connects to the A38 and M1 for commutes further afield towards Chesterfield, Mansfield and Sheffield.

- Incredible panoramic views across the valley
- Great starter home
- Short drive to Matlock town centre
- Modern bathroom
- Council Tax band B
- Perfect holiday let
- Double bedroom with large mezzanine
- Off-road parking space
- Close to countryside walks and great pubs
- Triple aspect kitchen diner

**£185,000**

## Front of the home

This attractive stone built end terrace home is set across three levels. To the left of the home is an off-road parking space, with a path to the rear entrance into the sitting room. There is an outside tap here and spectacular views westwards across the valley. Enter the home through the modern composite front door into the kitchen-diner.

## Kitchen-Diner

15'7" x 12'7" (4.75 x 3.85)

This triple aspect room includes a wide east-facing window and a window looking southwards. At the far end, the west-facing window has incredible panoramic views across the valley. The room includes a high beamed ceiling, laminate flooring, three ceiling light fittings and a radiator.

The modern fitted kitchen has an L-shaped worktop and we love the heart-shaped handles on the cabinets. Beneath the east-facing window out to the front of the home is an integral contemporary black 1.5 sink and drainer with mixer tap. There is space and plumbing below for a washing machine and dishwasher. Further along, the integral Lamona four-ring induction hob has an electric oven below and extractor fan above.

The room has space for a 4-6 seater dining table, furniture and additional seating. An open staircase by the front door leads up to the first floor, whilst a door at the far end opens to reveal stairs down to the sitting room.

## Sitting Room

17'0" x 11'9" (5.2 x 3.6)

With a half-glazed stable door and tall west-facing window, this room has magnificent views of the verdant hillsides immediately beyond the path outside. The room is carpeted and has a radiator, two ceiling light fittings, wall lights and an exposed stone wall. There is plenty of room for seating and furniture.

## Stairs to first floor landing

Carpeted stairs with a handrail on the right and shelf on the left lead up to the first floor. At the landing, the tall west-facing window has the best views in the house! There is a ceiling light fitting and matching white panelled doors lead into the bathroom and bedroom.

## Bathroom

6'0" x 6'0" (1.85 x 1.85)

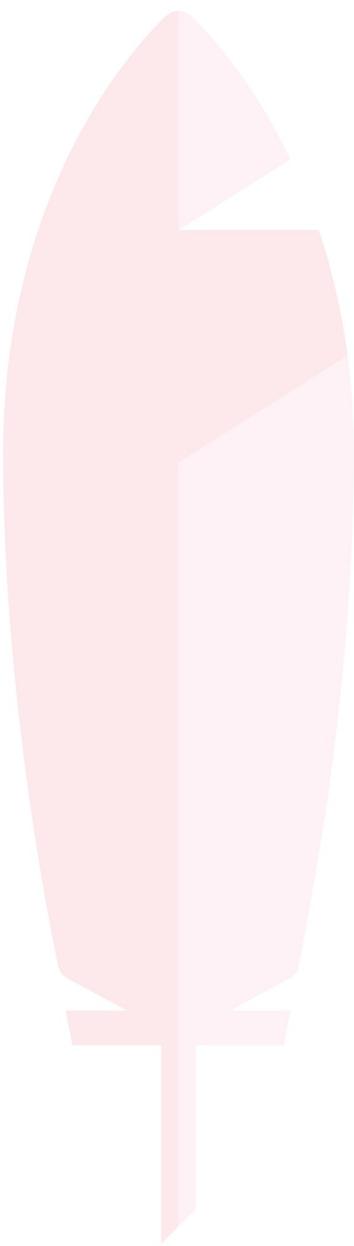
An eye-catching art-deco pivoting glass screen is situated on the bath, which has a heritage-style chrome mixer tap with shower attachment and tiled surround. Set within the tiles are four recessed shelves, perfect for toiletries. In front, there is a pedestal ceramic sink with chrome mixer tap and ceramic WC with integral flush. The room also has a chrome heated towel rail, ceiling light fitting and patterned window glazing.

## Bedroom

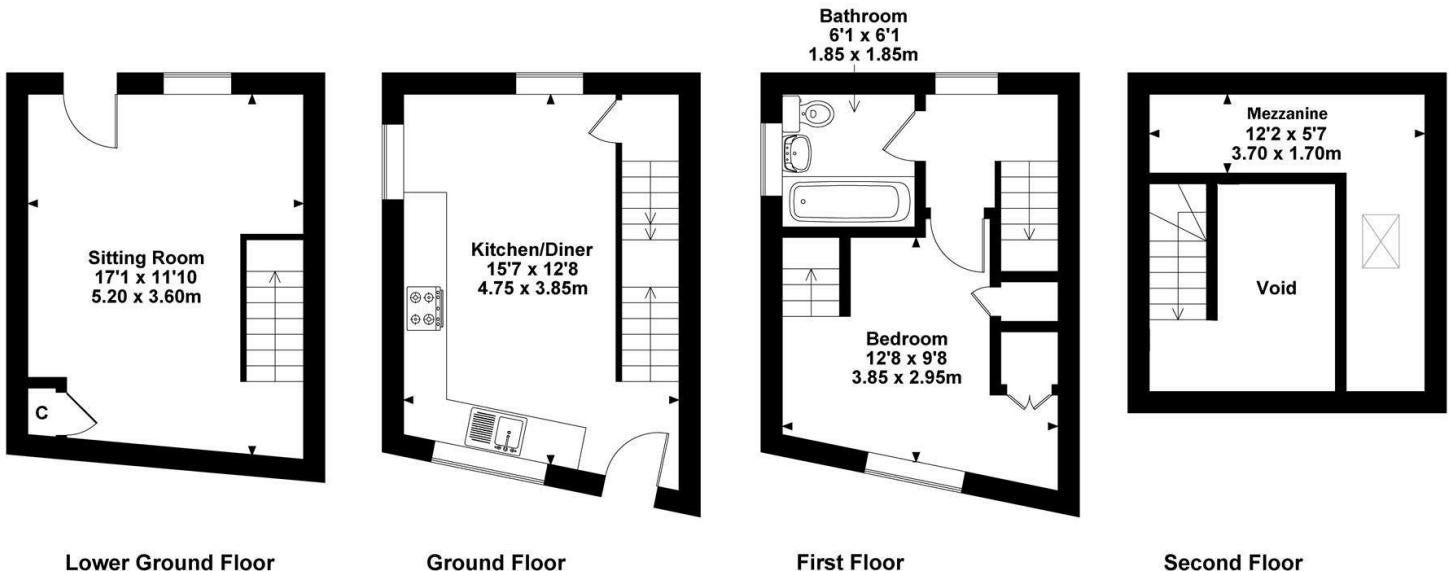
12'7" x 9'8" (3.85 x 2.95)

With a large mezzanine above, this L-shaped bedroom is carpeted and has a tall east-facing window. Two substantial full-height cupboards provide plenty of storage. The room has a radiator, ceiling light fitting, wall lights and ladder stairs up to the useful mezzanine. Beside these stairs is an exposed stone wall and up on the mezzanine, there is lots of space for open storage and a Velux window and ceiling beams overhead.





11A Hackney Road  
Approximate Gross Internal Area  
66 Sq M / 710 Sq Ft



Lower Ground Floor

Ground Floor

First Floor

Second Floor

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.



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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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