



## Lime Tree Road, Matlock, DE4 3EJ

With no upward chain and vacant possession, this home offers tremendous value for money. With a garage and driveway parking, you have the opportunity to upgrade and add value. There are also splendid views up to Riber Castle. Located close to the town centre, parks and schools, the home has new carpets, new loft insulation, LED lighting and new double glazed glass to some windows.

The other three homes in this set of four houses have dormer loft extensions, so there is a likely opportunity to extend in a similar fashion.

On the ground floor, the entrance hallway opens into the sitting room, dining room and on through to the kitchen and ground floor shower room. To the first floor are two double bedrooms and a bathroom, with stairs up to the huge top floor loft room, which has fabulous far-reaching views beyond the town and up to Riber Castle. To the side of the home is a large dining patio and access to the garage and driveway at the rear.

It's only a short 10 minute walk into the heart of Matlock town centre, which also has a large park, the River Derwent flowing through and a wide range of shops, salons, restaurants and bars. There are good road connections up into the Peak District with driving, cycling and walking routes aplenty. Matlock train station has direct trains to Derby and beyond. It's a fantastic place to live for all ages.

- No upward chain and vacant possession
- Walking distance to town centre and parks
- New loft insulation and LED lighting
- Opportunity to modernise, extend and add value
- Garage and driveway parking for one vehicle
- Close to primary and secondary schools
- uPVC double-glazed throughout including some new glazing
- Two double bedrooms, two bathrooms and huge loft room
- Fully rewired and new carpets throughout
- Great value starter home or home for growing family

**£165,000**



# Lime Tree Road, , Matlock, DE4 3EJ

## Front of the home

This sturdy stone-built semi-detached home has a tiled roof and low-level stone wall at the front. To the left is a path to the rear entrance, dining patio, garage and driveway. Beside the garage and parking at the rear is a spacious paved patio with uninterrupted south-facing views up to Riber Castle.

Enter the home through the half-glazed uPVC front door.

## Entrance Hallway

A small entrance porch with concrete floor leads through to the entrance hallway, with high ceiling and light fitting. The hallway has pine veneer flooring, a radiator, stairs directly in front and doors into the sitting room and dining room.

## Sitting Room

13'1" x 11'9" (4 x 3.6)

Tall west-facing windows bring lots of natural light flooding in to this newly-carpeted room. There is a radiator, ceiling light fitting and new feature wall panelling. The fireplace houses a Dimplex electric fire and the room has plenty of space for seating and additional furniture.

## Dining Room

11'9" x 11'2" (3.6 x 3.42)

With a new carpet and tall east-facing window, this room has a radiator, ceiling light fitting and feature wall panelling. The fire has been removed and now has a small hole in which to fit a new fire or perhaps log burner. There are open entrances into the under-stairs cupboard and kitchen.

## Kitchen

7'3" x 7'0" (2.22 x 2.15)

Two large north-facing windows bring lots of natural light in to this room, which has a tiled floor and ceiling light fitting. The worktop on the left includes a stainless steel sink and drainer with chrome taps. There are cabinets below and space and plumbing for a washing machine.

The opposite worktops has a range of cabinets above and below and a halogen hob. There is space and power supply for an under-counter refrigerator. A sliding door leads to the rear porch area, with a Worcester boiler on the right-hand wall. A half-glazed uPVC door opens to the dining patio outside and a door leads into the shower room.

## Shower Room

7'3" x 4'9" (2.21 x 1.45)

This wet room has a tiled floor and electric shower with tiled surround and curtain rail. There is a ceramic WC, Armitage Shanks ceramic sink, patterned window pane, ceiling light fitting and radiator.

## Stairs to first floor landing

Newly carpeted stairs with a handrail on the right lead up to the galleried landing, which has a pine veneer floor. There is a radiator, ceiling light fitting and doors into the bathroom and two double bedrooms. Stairs lead up to the loft room.

## Bathroom

7'1" x 6'11" (2.17 x 2.12)

The bath has chrome taps, a tiled surround and mains-fed shower over. There is a ceramic WC, ceramic pedestal sink, radiator and ceiling light fitting. The room also includes a patterned glazed window, tiled floor and floor-to-ceiling tiled walls.

## Bedroom One

12'0" x 9'6" (3.67 x 2.9)

This double bedroom towards the rear has new carpet and a tall double-glazed window with views south-east to hillsides beyond the town. There is a radiator and ceiling light fitting.

## Bedroom Two

15'7" x 12'11" (4.75 x 3.95)

Located at the front of the home, this large double bedroom has new carpet, a radiator, ceiling light fitting and two tall windows.

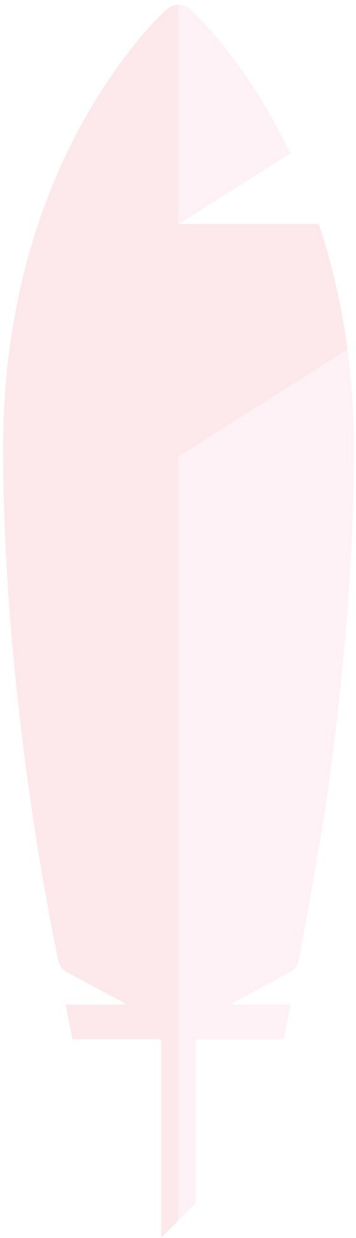
## Loft Room

14'9" x 14'4" plus eaves storage (4.5 x 4.37 plus eaves storage)



Stairs with a handrail on the right lead up to this versatile loft room. Occupying a space larger than the two double bedrooms below, the main feature is the magnificent views across to the impressive hillside with Riber Castle at the crest. The newly-carpeted room has a radiator, two wall lights and full-width eaves storage on one side.

**\*\*New EPC pending\*\***



36 Lime Tree Road  
Approximate Gross Internal Area  
109 Sq M / 1173 Sq Ft  
(Excluding Garage)



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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