



## 12 Chatsworth Road, Rowsley, Matlock, DE4 2EJ

**£209,950**



A well presented and deceptively spacious three bedroom railway cottage situated in the sought after village of Rowsley, close to Chatsworth House. Having welcoming accommodation with low maintenance garden and car parking to the rear. Viewing is recommended.



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A three bedroomed stone built mid terraced cottage enviably located in the village of Rowsley with rear yard, attractive gardens and potential for off road parking. This attractive cottage has beautifully presented accommodation arranged over two floors comprising an entrance hall, dining room, elegant sitting room with a Clearview multi fuel stove, fitted kitchen, rear lobby and two outdoor stores. To the first floor there is a landing, three good sized bedrooms and a newly re fitted bathroom.

Benefitting from majority UPVC double glazed windows and doors and gas central heating.

Outside, to the front of the property is an easily maintained enclosed garden with deep floral borders and gravelled area. To the rear of the property is a gated yard area with two internal stores. There is potential for off road parking to the rear of the property.

Situated in the picturesque Peak District village of Rowsley, located on the edge of The Chatsworth Estate, within easy reach of Bakewell and Matlock. Surrounded by stunning Derbyshire countryside and within close proximity of highly regarded schools, shops, amenities and country inns, the property is ideally suited as main home or holiday cottage.

## ACCOMMODATION

A UPVC double glazed entrance door allows access

## ENTRANCE HALL

Having solid oak flooring and stairs climb to the first floor.

## DINING ROOM

13'7 x 9'6 (4.14m x 2.90m )

An elegant room with an Adams style fire surround with tiled insert and hearth housing a gas living flame effect fire, decorative dado rail, coving, solid oak flooring, TV aerial point, telephone point, UPVC double glazed window to the front and an in-built cupboard provides shelving.

## SITTING ROOM

17'4 x 13'2 (5.28m x 4.01m )

Having matching solid oak flooring, coving, dado rail, wall lighting and twin UPVC double glazed windows to the rear. A sandstone fire surround with matching hearth and insert houses a cast iron multi-fuel stove.

## REAR LOBBY

A half glazed UPVC double glazed entrance door opens to the rear,

## FITTED KITCHEN

10'10 x 6' (3.30m x 1.83m)

Appointed with a range of white shaker style base cupboards, drawers and eye level units with wood effect rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. There is an electric oven, gas hob, extractor fan, dishwasher, washing machine and fridge

freezer. There is twin UPVC double glazed windows to the rear, under plinth lighting, inset spot lighting and a half glazed entrance door opens to the rear.

## TO THE FIRST FLOOR

### LANDING

There is access to the roof void, via a ladder with light.

### BEDROOM ONE

11'1 x 10'3 (3.38m x 3.12m )

There is a range of built-in wardrobes with hanging and shelving, drawers, radiator, coving, dado rail and a UPVC double glazed window to the front elevation.

### BEDROOM TWO

13'4 x 9' (4.06m x 2.74m)

Having a radiator, wooden window to the rear elevation, coving, dado rail and a built-in cupboard houses the hot water cylinder.

### BEDROOM THREE

9'8 x 7'10 (2.95m x 2.39m)

There is a radiator, dado rail and wooden window to the rear elevation

### BATHROOM

Newly appointed with a three piece suite comprising panelled bath with thermostatic shower over with glazed screen, pedestal wash hand basin and low flush WC, radiator and UPVC double glazed window to the front elevation.

### OUTSIDE

To the front of the property is a sunny fore garden with dry stone boundary wall, outside lighting and a gravelled flower bed. There is vehicle access to the rear of the property with hard standing area for one vehicle enclosed with double gates. There are two outdoor stores with light.



Road Map



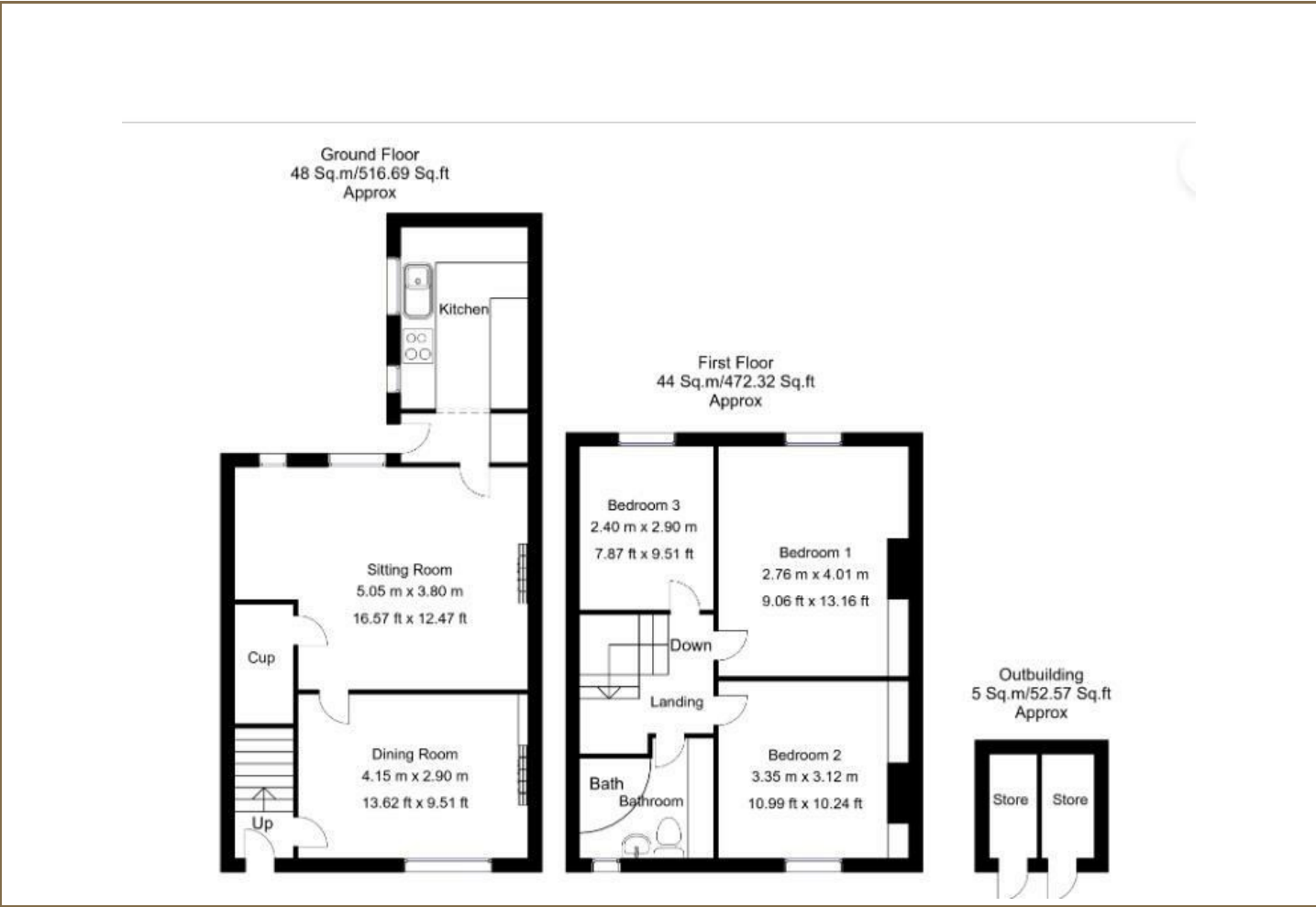
Hybrid Map



Terrain Map



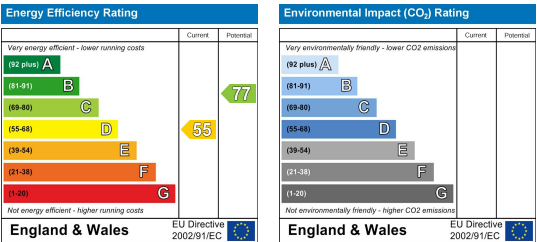
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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