



## 14 Buckley Drive, Matlock, DE4 5PN

**£550,000**



An immaculately presented superb five bedroom family home, situated in an exclusive cul de sac location close to Matlock and its excellent amenities. The property has a double garage and landscaped gardens. Viewing is strongly advised to appreciate.



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The quality Wheeldon built residence was constructed in 2018 with the remainder 10 years builder warranty in place. The generously proportioned accommodation comprises an open entrance porch, reception hallway, guest WC, spacious lounge with contemporary wall mounted fire and bay window, double doors open into a dining room with French doors into the garden. The well equipped dining kitchen has contrasting stylish units with granite work surface, integrated appliances and tri-fold doors open onto the garden. There is a separate utility room fitted with matching units and personal access into the double garage.

To the first floor is a spacious gallery landing, the larger two bedrooms have built-in slide robe wardrobes and luxury ensuites, there are three further double bedrooms and the family bathroom with a four piece suite.

Benefitting from gas central heating fired by a highly efficient boiler, insulated cavity walls, deep loft insulation, quality UPVC double glazed windows and doors and intruder alarm system. There is the remaining four years NHBC builders warranty.

To the front of the property is a generous double driveway providing ample car parking and providing access to the double garage. There are landscaped gardens and steps lead

to the open porch. The rear tiered garden has a sunny paved patio and steps to a terraced lawned garden.

Situated conveniently close to Matlock, a bustling market town with a busy railway station excellent shopping, schools, bars, restaurants and leisure facilities. The Peak District is renowned for its stunning countryside, Chatsworth House and its pretty stone villages, all within close reach. There is easy access to Derby, Chesterfield and major road links ie A6, A38 and M1 to Nottingham, Sheffield and beyond.

## ACCOMMODATION

A stylish black entrance door allows access.

## RECEPTION HALLWAY

The welcoming space has a UPVC double glazed window to the front, radiator, inset spot lighting and stairs climb off to the first floor. Colonial panelled doors open into :

## GUEST CLOAK WC

Appointed with a low flush WC and pedestal wash hand basin with splash back tiling, extractor fan and radiator.

## LOUNGE

18'3 x 11'9 max measurement into bay (5.56m x 3.58m max measurement into bay)

A light and spacious room with an elegant UPVC double glazed bay window to the front

enjoying an elevated position and far reaching views. The focal point is a contemporary wall mounted electric fire, two radiators, TV point, telephone point and satellite connection and glazed French doors open into :

### **DINING ROOM**

11'9 x 9'7 (3.58m x 2.92m )

There is a TV aerial point, inset spot lighting, door opening into the kitchen and UPVC double glazed French door provide access onto the garden.

### **LIVING DINING KITCHEN**

22'1 x 9'7 (6.73m x 2.92m )

Comprehensively appointed with a quality range of German Hacker white and contrasting black 'Hacker' base cupboards, drawers and eye level units with granite work surface over incorporating an inset stainless steel sink drainer with mixer taps and glazed splash back. Integrated appliances include an electric double oven and grill, induction hob, extractor hood, fridge freezer and

dishwasher. There is ceramic marble effect tiling, inset spot lighting, under plinth lighting, radiator, UPVC double glazed window overlooking the garden and tri-fold doors allows access to the patio.

### **UTILITY ROOM**

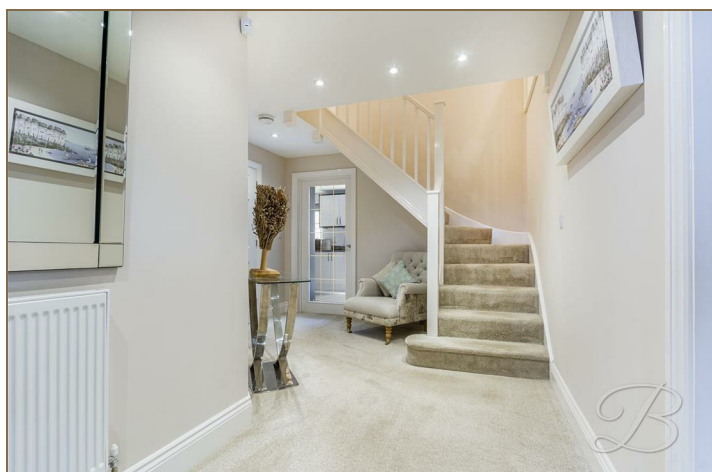
7'6 x 6'2 (2.29m x 1.88m )

Fitted with matching cupboards, granite work surface and a stainless steel sink, plumbing for a washing machine, space for a tumble dryer, inset spot lighting, ceramic marble effect tiled flooring and a personal fire door allows access into the double garage. A half glazed entrance door opens to the side.

### **TO THE FIRST FLOOR**

#### **GALLERY LANDING**

An in-built airing cupboard houses the pressurised hot water cylinder and provides linen storage. There is a radiator and access to the roof void.



## PRINCIPAL BEDROOM ONE

15'9 x 14'7 (4.80m x 4.45m)

A spacious room with a UPVC bow window to the front elevation enjoying views over the Derwent Valley and a UPVC double glazed window to the side elevation, radiator, TV aerial point, telephone point and a quality range of sliding wardrobes with oak and mirror doors, providing excellent hanging and shelving facility.

## ENSUITE BATHROOM

Beautifully appointed with a quality four piece suite comprising a panelled bath with mixer shower taps, a double walk-in shower enclosure with a rainfall thermostatic shower, pedestal wash hand basin and low flush WC. There is full complementary Porcelanosa tiling, inset spot lighting, heated towel radiator, extractor fan, wood effect vinyl flooring and a UPVC double glazed window to the side elevation.

## BEDROOM TWO

13'3 x 12'9 (4.04m x 3.89m )

Fitted with a range of built-in sliding wardrobes with hanging and shelving, dual aspect UPVC double glazed windows to the side rear, overlooking the wild flower meadow, radiator, TV aerial point and door into :

## ENSUITE SHOWER ROOM

Having a double walk-in shower enclosure with thermostatic rainfall shower, pedestal wash hand basin and low flush WC. Full complementary tiling, vinyl timber effect flooring, inset spot lights, extractor fan and a UPVC double glazed window to the side elevation.

## BEDROOM THREE

11'8 x 9'9 (3.56m x 2.97m )

There is a radiator and UPVC double glazed window to the front elevation enjoying views over the Matlock and its countryside.



## BEDROOM FOUR

11'9 x 9'7 (3.58m x 2.92m )

There is a radiator and a UPVC double glazed window to the rear elevation enjoying countryside views over the wildflower .

## BEDROOM FIVE

11'2 x 9'7 (3.40m x 2.92m )

Currently being used has a home office there is a telephone point, radiator and a UPVC double glazed window to the rear elevation, overlooking the garden and wildflower meadow.

## FAMILY BATHROOM

Having a four piece suite comprising panelled bath, walk in shower cubicle with thermostatic rainfall shower, pedestal wash hand basin and low flush WC. There is complementary Porcelanosa full tiling, timber effect vinyl flooring, inset spot lighting, UPVC double glazed window to the side elevation, heated towel radiator and an extractor fan.

## OUTSIDE

To the front of the property a landscaped

garden is laid to lawn with a path and steps provide access to the open porch with outside light and power point. A double driveway provides off road parking and leads to the integral double garage. A path to the side proceeds through a secure wooden gate to the rear.

## DOUBLE GARAGE

16'8 x 15'11 (5.08m x 4.85m )

Having an electronic up and over door, light, power, tap and access into the utility room. The wall mounted Vaillant boiler serves the domestic hot water and central heating system.

## GARDEN

The enclosed garden has an extensive paved patio, perfect for alfresco dining, with flower beds, outside lighting, power points and outside tap. Steps climb to a lawned terraced area.



## Road Map



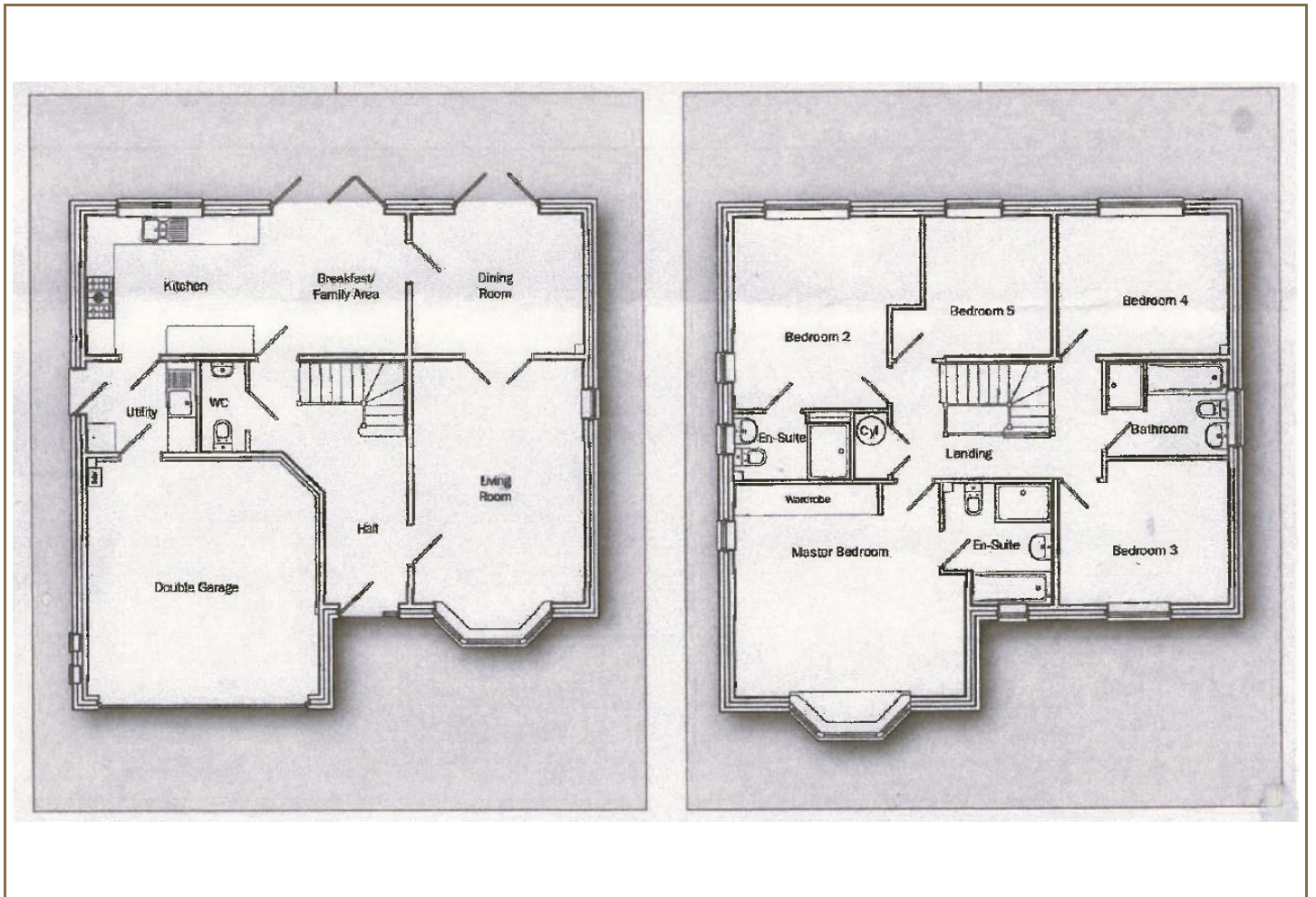
## Hybrid Map



## Terrain Map



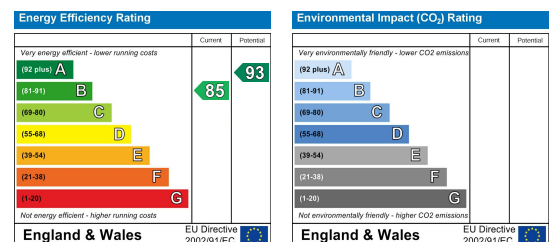
## Floor Plan



## 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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