



**w****ards**  
estate agents

**9 Sheriff Drive**

, Matlock, DE4 3JT

**Guide price £280,000**



## 9 Sheriff Drive

Matlock, DE4 3JT

GUIDE PRICE - £280,000 - £290,000

Early viewing is highly recommended of this deceptively spacious EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOUSE with superb elevated rear views and beautiful WEST FACING LANDSCAPED REAR GARDENS. Situated in this sought after cul de sac which is ideally located for all the local conveniences of Matlock Town Centre, bus routes, schools and good commuter road and train links.

Immaculately presented and very well maintained family accommodation benefits from gas central heating with a Combi boiler (serviced), uPVC double glazing, cavity wall insulation & new roof approx. 4 years ago. Pleasantly decorated the interior offers front entrance hall, family reception room, rear dining room with lovely glazed picture window overlooking the gardens, extended & refitted integrated kitchen with useful rear utility area having access onto the rear patio and gardens.

To the first floor principal double bedroom with fitted wardrobes, second double rear bedroom with fabulous views towards open countryside and versatile third bedroom which could easily be used for office or home working. Luxury fully tiled family bathroom with attractive 3 piece suite.

Front beech boundaries with corner rockery. Well kept lawn area which could provide further car standing if required. Long Driveway which leads to the Semi Detached Garage.

Beautifully landscaped WEST FACING rear gardens with stone flagged patio leading to manicured lawns, stone edged mature borders which are sully stocked with established shrubs, plants and trees. Pond with stone flagged edges. Upper raised stone border with an abundance of mature plants and shrubs, colour stone low maintenance area which is ideal for BBQ and outside social and family entertainment. Greenhouse.







### Additional Information

Gas Central Heating-Combi boiler (2016) serviced  
uPVC double glazed windows  
Cavity Wall Insulation  
Gross Internal Floor Area - 87.9 Sq.m. / 946.2 Sq.Ft.  
Council Tax Band - C  
Secondary School Catchment Area- Highfields School

### Entrance Hall

6'0 x 3'8 (1.83m x 1.12m)

Front composite door with attractive side panel.. Useful under stairs cupboard with consumer unit.

### Reception Room

13'6 x 13'2 (4.11m x 4.01m )

Front aspect bay window. Feature wood surround fireplace with marble back and hearth with electric fire. (Gas capped off) Picture window to the rear with marvellous views over the rear garden and views over open fields.

### Dining Room

9'3 x 9'0 (2.82m x 2.74m )

### Integrated Kitchen

7'0 x 9'3 (2.13m x 2.82m)

Comprising of a range of base and wall units with complimentary work surfaces over with inset stainless steel sink & feature tiled splash backs. Integrated oven and gas hob with chimney extractor above. Inset microwave, integrated dishwasher. Space for fridge freezer.Pantry store.. uPVC door to the rear.



### Utility Area

9'4 x 6'2 (2.84m x 1.88m)

Space and plumbing for washer & dryer. uPVC door to the rear.

### First Floor Landing

8'6 x 6'3 (2.59m x 1.91m )

Access via a retractable ladder to the insulated loft space with lighting. Combi Boiler is located here.

### Front Double Bedroom 1

13'9 x 9'9 (4.19m x 2.97m)

Front bay window . Range of fitted wardrobes.

### Rear Double Bedroom 2

9'9 x 9'1 (2.97m x 2.77m)

Fabulous rear views over open fields and beyond.

### Front Single Bedroom 3

8'5 x 6'3 (2.57m x 1.91m)

A versatile third bedroom that could be used for office or home working room.





### **Luxury Fully Tiled Bathroom** 6'3 x 5'6 (1.91m x 1.68m)

Comprising of a 3 piece suite which includes bath with mains shower and shower screen. Low Level WC and wash hand basin. Chrome heated towel rail.

### **Outside**

Front beech boundaries with corner rockery. Well kept lawn area which could provide further car standing if required. Long Driveway which leads to the Semi Detached Garage.

Beautifully landscaped WEST FACING rear gardens with stone flagged patio leading to manicured lawns, stone edged mature borders which are sully stocked with established shrubs, plants and trees. Pond with stone flagged edges. Upper raised stone border with an abundance of mature plants and shrubs, colour stone low maintenance area which is ideal for BBQ and outside social and family entertainment. Greenhouse.

### **Semi Detached Garage** 15'11 x 8'3 (4.85m x 2.51m)

With light and power



### **School catchment areas**

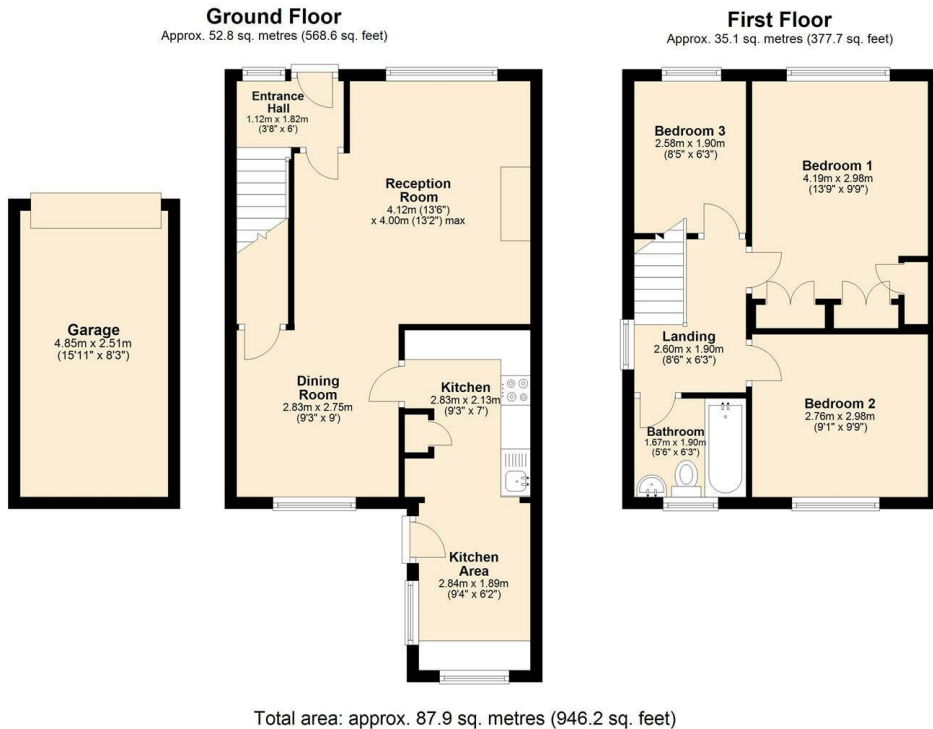
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



## Floor Plan



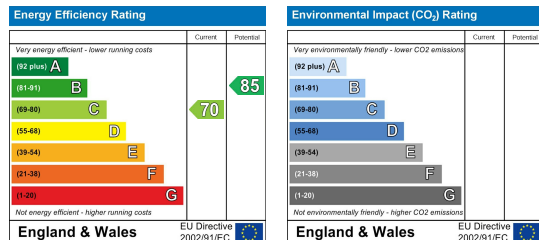
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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