



## 2 Bed House - Semi-Detached

4 Shaws Hill, Whatstandwell, Matlock DE4 5EP

Offers Around £285,000 Freehold



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- Comprehensively Extended Semi-Detached Residence
- Beautiful Countryside Views – Fabulous Rural Location
- Stylishly Presented Throughout
- Lounge
- Fabulous Living Kitchen/Dining Room
- Two Double Bedrooms
- Well Appointed Bathroom
- Landscaped Garden
- Double Width Driveway –Off Road Car Parking
- Benefits From Economy Air Source Heat Pump

This comprehensively extended semi-detached residence offers a delightful blend of modern living and stunning countryside views. The property features a spacious reception room that welcomes you with warmth and charm, perfect for both relaxation and entertaining.

The heart of the home is undoubtedly the fabulous living kitchen/dining room, designed to be both functional and inviting. This expansive area is ideal for family gatherings or intimate dinners, allowing you to enjoy the beautiful rural surroundings while cooking and dining.

The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring comfort for all residents.

Outside, the landscaped garden offers a serene retreat, perfect for enjoying the fresh air and the stunning views that Derbyshire is renowned for. The double-width driveway provides parking for vehicles, adding to the convenience of this lovely home.

#### The Location

The property's location in the picturesque village of Whatstandwell, nestled in the Derwent Valley, provides easy access to nearby Matlock which is approximately 5 miles north as well as the market town of Belper, 4 miles south. Whatstandwell sits in beautiful open countryside and benefits from a train station with neighbouring Crich offering a varied range of amenities including a primary school as well as the noted Crich Tramway Museum and Crich Stand.

#### Accommodation

##### Ground Floor

##### Porch

uPVC double glazed entrance door with double glazed side lights provides access into the porch with stylish tiled flooring, most impressive views and further uPVC double glazed and leaded door to the entrance hall.

### Entrance Hall

3'8" x 2'9" (1.14 x 0.86)

With floor-to-ceiling radiator, staircase leading to the first floor and door to the lounge.

### Lounge

13'6" x 12'4" (4.13 x 3.77)

With timber display mantel and recessed interior below, book shelving to the side, two stylish radiators, decorative coving, uPVC double glazed box bay window to the front offering stunning views over the Derwent Valley and door to the open plan living kitchen/dining room.



## Open Plan Living Kitchen/Dining Room

17'7" x 15'8" (5.37 x 4.79)



### Dining/Living Area

Fabulous extended living kitchen with a spacious living/dining area incorporating two remote controlled, triple glazed Velux windows to the rear with matching French doors giving access to and views over the landscaped garden, recessed ceiling spotlighting and underfloor heating.



### Kitchen Area

A stylish quality fitted kitchen featuring stone effect preparation surfaces extending to a breakfast bar area, tiled surrounds, inset Blanco sink unit with mixer tap, fitted base cupboards and drawers with a complementary range of wall mounted cupboards, five plate Zanussi induction hob with Zanussi double oven, with lower oven incorporating a microwave/grill, integrated fridge/freezer and washing machine, recessed ceiling spotlighting, underfloor heating, uPVC double glazed window to the side and panelled door to a useful under-stairs storage cupboard.



### First Floor

#### Landing

With access to loft space, decorative coving, uPVC double glazed window to the side and doors to two bedrooms and bathroom.

### Double Bedroom One

11'5" x 8'9" (3.48 x 2.68)

With radiator and two uPVC double glazed windows to the front offering stunning views over rolling countryside.



### Double Bedroom Two

10'11" x 8'5" (3.34 x 2.59)

With radiator, decorative coving and uPVC double glazed window to the rear with views over the garden and neighbouring fields.



## Bathroom

8'0" x 6'11" (2.45 x 2.12)

Well appointed and partly tiled with a white suite comprising low flush WC, wash handbasin, bath, separate shower cubicle, ladder style radiator and uPVC double glazed window to the rear.

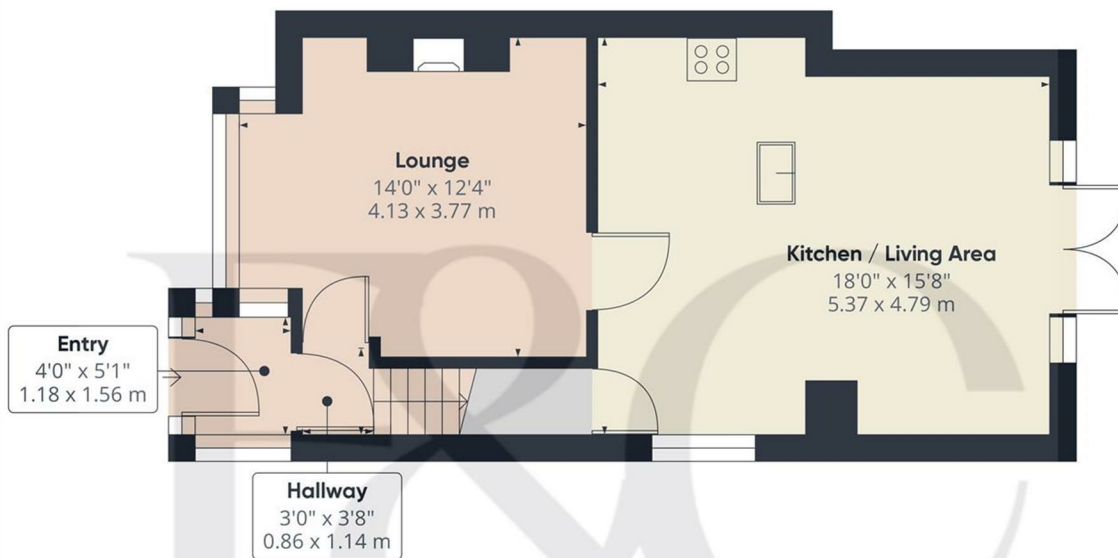


## Outside

The property occupies an elevated position affording fabulous views set back behind a lower level, double width block paved driveway with steps leading up to a two-tier terrace offering an ideal spot to enjoy the view. To the side of the property, a hand gate leads to the landscaped rear garden with a lower level pathway leading up to a patio area with further steps and adjacent stone retaining wall lead to a lawn with well stocked borders containing plants and shrubs. The upper level patio area backs onto open fields and benefits from a timber shed.



Council Tax Band C - Amber Valley



Floor 0

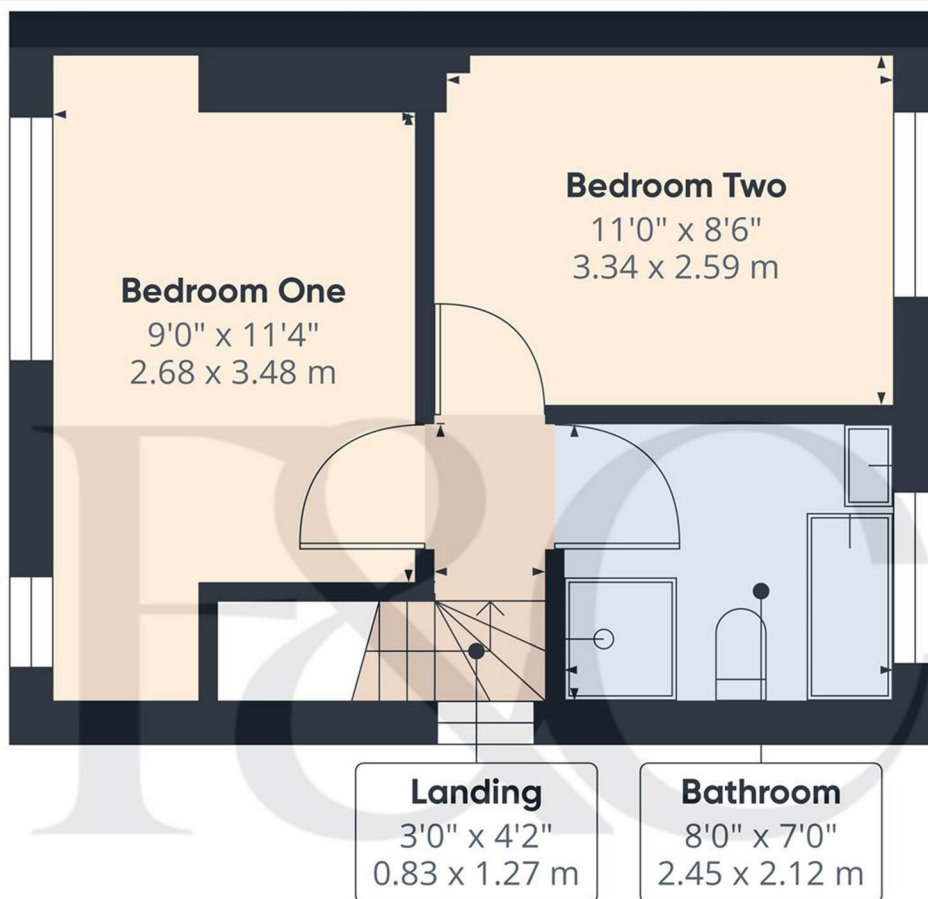
**Approximate total area<sup>(1)</sup>**  
479.64 ft<sup>2</sup>  
44.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1


Approximate total area<sup>(1)</sup>  
286.54 ft<sup>2</sup>  
26.62 m<sup>2</sup>

(1) Excluding balconies and terraces


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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	87
(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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