

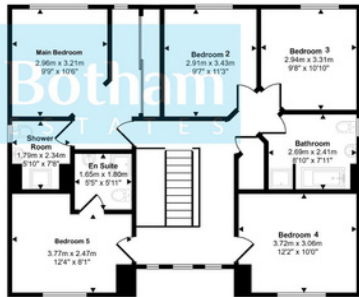
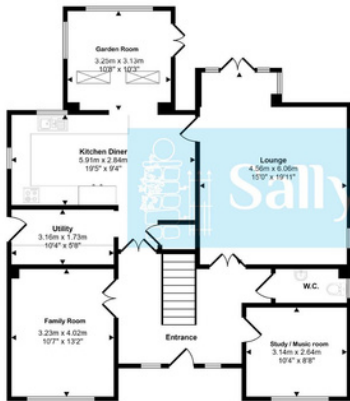


Sally Botham
ESTATES

BENTLEY BRIDGE ROAD
Matlock
Guide Price: £600,000



Approx Gross Internal Area
197 sq m / 2124 sq ft

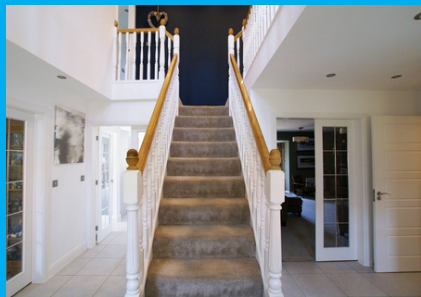


Ground Floor
Approx 103 sq m / 1106 sq ft

First Floor
Approx 95 sq m / 1018 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spruzy 360.





An exceptionally spacious, modern, detached family home in a popular area on the outskirts of the town of Matlock. The accommodation offers: five bedrooms, with dressing room to main; two en-suite shower rooms; large dining-kitchen with garden room off & utility; generous living room; family room; and study. There is a good-sized garden, as well as off-road parking, and a detached garage.

Entering the property via a half-glazed entrance door, which opens to:

RECEPTION HALLWAY

A spacious hallway with central staircase rising to the upper-floor accommodation. There are ceramic tiles to the floor, front-aspect double-glazed windows, and a large open stairwell. There is a central heating radiator, and telephone point. A pair of glazed double doors open to:

SITTING ROOM

With a pair of double-glazed patio doors with sidelight windows opening onto the gardens to the rear of the property. There is a further side-aspect window. This generous room has central heating radiators with thermostatic valves, and a point for a wall-mounted TV. A door leads to:

DINING-KITCHEN

A generous room with a pair of glazed-double doors opening back to the reception hallway. The room has ceramic tiles to the floor following through from the hallway, double-glazed windows to three aspects, and a pair of patio doors opening onto the gardens to the rear of the property.

The kitchen area of the room is fitted with a good range of units in a contemporary grey finish with cupboards and drawers set beneath a granite-effect worksurface with a matching upstand. There are wall-mounted storage cupboards with under-cabinet lighting. Set within the worksurface is a one-and-a-half-bowl stainless sink with mixer tap, and a five-burner Zanussi gas hob, over which is an extractor hood. Fitted within the kitchen are an eye-level Zanussi double oven and grill, and a microwave. Integral appliances include fridge-freezer and twelve-place-setting dishwasher. There is ample space within the kitchen area for a family dining table.

A broad opening leads to:

GARDEN ROOM

With views over the enclosed garden to the rear of the property, open to the apex of the roof with a pair of Velux rooflight windows flooding the area with natural light. There is a central heating radiator with thermostatic valve, and a point for a wall-mounted television. From the kitchen, a door opens to a useful cloak cupboard with hanging space. A door opening leads to:

UTILITY ROOM

Having a side-aspect half-glazed entrance door opening onto the driveway. There are ceramic tiles to the floor following through from the kitchen, and a range of storage cupboards set beneath a worksurface with matching upstand and wall-mounted storage cupboards. There is an integral Zanussi automatic washing machine, and space for a tumble dryer. Concealed within one of the cupboards is the Ideal Logic gas-fired boiler which provides central heating and hot water to the property. The room has a central heating radiator and an extractor fan.

From the hallway, a further pair of glazed doors open to:

FAMILY ROOM

With front-aspect double-glazed windows, central heating radiator, and television aerial point.

MUSIC ROOM / STUDY

Having ceramic tiles to the floor following through from the hallway, front-aspect windows, and central heating radiator with thermostatic valve. This versatile room is suitable for a variety of uses, including a further bedroom, study, work-from-home space, hobby room etc.

GROUND FLOOR WC

A half-tiled room with ceramic tiles to the floor, having side-aspect window with obscured glass, and suite with dual-flush close-coupled WC, and contemporary wall-hung wash hand basin. There is a central heating radiator and downlight spotlights.

From the hallway, a staircase with decorative spindles and hardwood handrails rises to a half-landing, where steps rise to:

GALLERY LANDING

With front-aspect double-glazed windows, downlight spotlights, and doors opening to:

MAIN BEDROOM

Having double-glazed windows overlooking the gardens, and with views over the surrounding properties to the wooded hills beyond. There is a central heating radiator, and wall-mounted TV point. An arched opening leads to:

DRESSING AREA

An L-shaped dressing room with a front-aspect double-glazed window and a good range of mirror-fronted wardrobe providing hanging space and storage shelving.

From the bedroom, a panelled door opens to:

EN SUITE SHOWER ROOM

Being fully-tiled with a ceramic tile floor, having a side-aspect double-glazed window with obscured glass, and suite comprising: double-width shower cubicle, having mixer shower with monsoon rain head; pedestal wash hand basin; dual-flush close-coupled WC. There is a chrome-finished ladder-style towel radiator.

BEDROOM TWO

With rear-aspect windows overlooking the garden and the open countryside beyond. There is a central heating radiator with thermostatic valve.

BEDROOM THREE

Again with a rear-aspect window, having similar views to bedrooms one and two.

FAMILY BATHROOM

A fully-tiled room with ceramic tiles to the floor. There is a side-aspect window with obscured glass and suite with: panelled bath; pedestal wash hand basin; dual-flush close-coupled WC; shower cubicle with mixer shower with monsoon rain head. The room is illuminated by downlight spotlights and there is a chrome-finished ladder-style towel radiator and an extractor fan.

From the landing, a door opens to a linen cupboard, housing the hot water cylinder. Further doors lead to:

BEDROOM FOUR

Having front-aspect double-glazed windows, central heating radiator, and point for a wall-mounted TV.

BEDROOM FIVE

Having a front-aspect double-glazed window, point for a wall-mounted TV, and a panelled door opening to:

EN SUITE SHOWER ROOM

A fully tiled room with ceramic tiled floor, and suite with: pedestal wash hand basin; dual-flush close-coupled WC; shower cubicle with mixer shower and monsoon rain head. There is a chrome-finished ladder-style towel radiator and an extractor fan.

OUTSIDE

To the front of the property is an area of garden with a border stocked with ornamental shrubs. Lying to the side of the property a block-paved driveway provides off-road parking for up to 6 vehicles, and gives access to the garage. To the rear of the property is a delightful enclosed garden, designed to be low-maintenance, with a large flagged patio area, with a central feature stone trough. To the side of the patio is a raised border stocked with flowering plants. To the opposite side is an area of artificial grass with a children's playhouse.

Steps rise to a further raised seating area, with decking and feature garden lighting. On this raised terrace is an octagonal barbeque hut (3.50m x 3.50m) created by Arctic Cabins with bench seating for up to fifteen people around a charcoal-fired central barbeque.

GARAGE

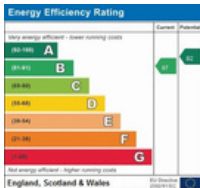
A spacious double garage with a pair of up-and-over vehicular access doors, power, and lighting.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

COUNCIL TAX (Correct at the time of publication) 'G'

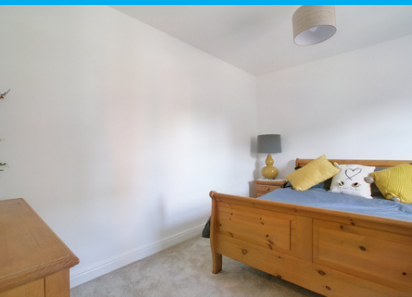


Disclaimer

All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.











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