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E S T A T E S

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45 Oakerthorpe Road, Bolehill, Matlock, DE4 4GP

£425,000

Set in a private, elevated position within the desirable location of Bonsall, this deceptively spacious property benefits from exceptional far-reaching countryside views throughout. The accommodation offers: five reception rooms, two of which are currently used as bedrooms, two used as lounges; kitchen-dining room with separate dining area; four-piece family bathroom; two additional reception rooms on the lower floor; sun room to the rear, overlooking the gardens and woodlands beyond. This property is perfect for someone with lower mobility or someone looking for a refurbishment project.

Bolehill is an area of Wirksworth, located to the north of the town, with connections to the lead mining industry. Originally a village in its own right, Bolehill became part of the outskirts of Wirksworth upon the town's expansion during the 19th and 20th centuries. Wirksworth is an ancient market town steeped in history with many beautiful buildings, located in the scenic Derbyshire Dales, surrounded by beautiful open countryside with fine views and delightful walks. Ideally situated on edge of the Peak District National Park yet within easy reach of the towns of Matlock, Belper and Ashbourne and the cities of Derby and Nottingham.

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Entering the property via a glass-paned UPVC double-glazed door, which opens to:

ENTRANCE HALLWAY 3.56m x 1.80m and 3.77m

This L-shaped hallway enjoying front-aspect views through double-glazed picture windows, overlooking the front garden, driveway, neighbouring properties, and exceptional far-reaching landscapes beyond. There is a storage cupboard with hanging and shelving space, along with the Worcester boiler, which provides central heating and hot water to the property.

Wooden doors lead to:



RECEPTION ROOM ONE / LOUNGE 5.06m x 3.26m

Having built-in retro-style open-display stone shelving, along with a stone hearth and surround housing an electric fire. There are front-aspect large picture windows. There is a television aerial point and a central heating radiator.



KITCHEN-DINING ROOM 6.35m x 3.22m (maximum measurements)

An exceptionally spacious room with rear-aspect windows over the patio and the tiered garden. There is a marble-effect work surface with tiled splashback with cupboards and drawers below, with a varnished oak finish. Set within the work surface is a one-and-a-half-bowl sink with mixer tap and a four-ring gas hob with extractor hood over. Below the work surface is space and connection for a free-standing fridge-freezer. There are glass-fronted wall-mounted storage cupboards and open-display shelving. There is an eye-level Indesit electric oven. Walking through the kitchen, there is a separate dining area with glass-paned serving hatch and space for dining furniture. To this area is a further rear-aspect picture window and UPVC double-glazed patio door leading to the rear garden.



FAMILY BATHROOM 2.95m x 2.74m

A fully-tiled room with wooden panels to the ceiling, and illuminated by downlight spotlights. The four-piece suite comprising: large free-standing bath with mixer tap and shower head attachment; close-coupled WC; wash hand basin; shower cubicle with mixer shower. There are wall-mounted mirrors, a shaving point, and a central heating radiator.

RECEPTION ROOM TWO 5.04m x 3.18m

With front-aspect views similar to reception room one. There are wall-light points, a central heating radiator, and a television aerial point. A Doors open to:



BEDROOM ONE 4.64m x 2.93m

Having dual-aspect windows over the front and side of the property, and equipped with built-in wardrobe and cupboard storage, wall-light points, and a vanity unit. There is a central heating radiator.

BEDROOM TWO 3.77m x 3.62m With side-aspect views over the lawned area. There is a storage cupboard with hanging space, and a loft access hatch. There is a central heating radiator.

GROUND FLOOR WC 2.48m x 1.82m

With close-coupled WC, wall-mounted wash hand basin with mixer tap, and a central heating radiator. There is a wall-mounted storage cupboard, wall-mounted mirror, and space and connection for a washing machine / tumble dryer.

SUN ROOM

Enjoying 180 degree panoramic views over the rear garden, patio, and far-reaching rural landscapes beyond.

An internal staircase descends to:

DOUBLE GARAGE 5.95m x 4.88m

With water and electricity, and a manual vehicular access door. The room could also be used as extra storage space. Another internal walkway leads to:

RECEPTION ROOM THREE 4.85m x 3.53m

On the lower level of the property, this well-lit room has open-display shelving and a central heating radiator. This room could easily be converted into an additional bedroom or a hobby room.

RECEPTION ROOM FOUR 3.60m x 2.61m (maximum measurements)

With exposed brick walls and original tiles to the floor, this space could be utilised as a pantry, additional storage space, hobby room, or additional bedroom. A wooden door opens to the rear garden.

OUTSIDE

The property is approached via a good-sized driveway offering off-road parking for multiple vehicles. The property is surrounded by ornamental shrubs and flowering plants, as well as having a front garden filled with further plant life. The property has been adapted for owners with low-mobility and has wheelchair access to the front door. To the side and rear of the property, a good portion of the garden is laid to lawn, with a delightful patio seating area off the sun room. To the rear of the property is a further seating area leading to two sheds and a greenhouse.

The surrounding garden affords the property an exceptional level of privacy.

SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE Freehold

COUNCIL TAX BAND (Correct at time of publication) 'E'

Disclaimer

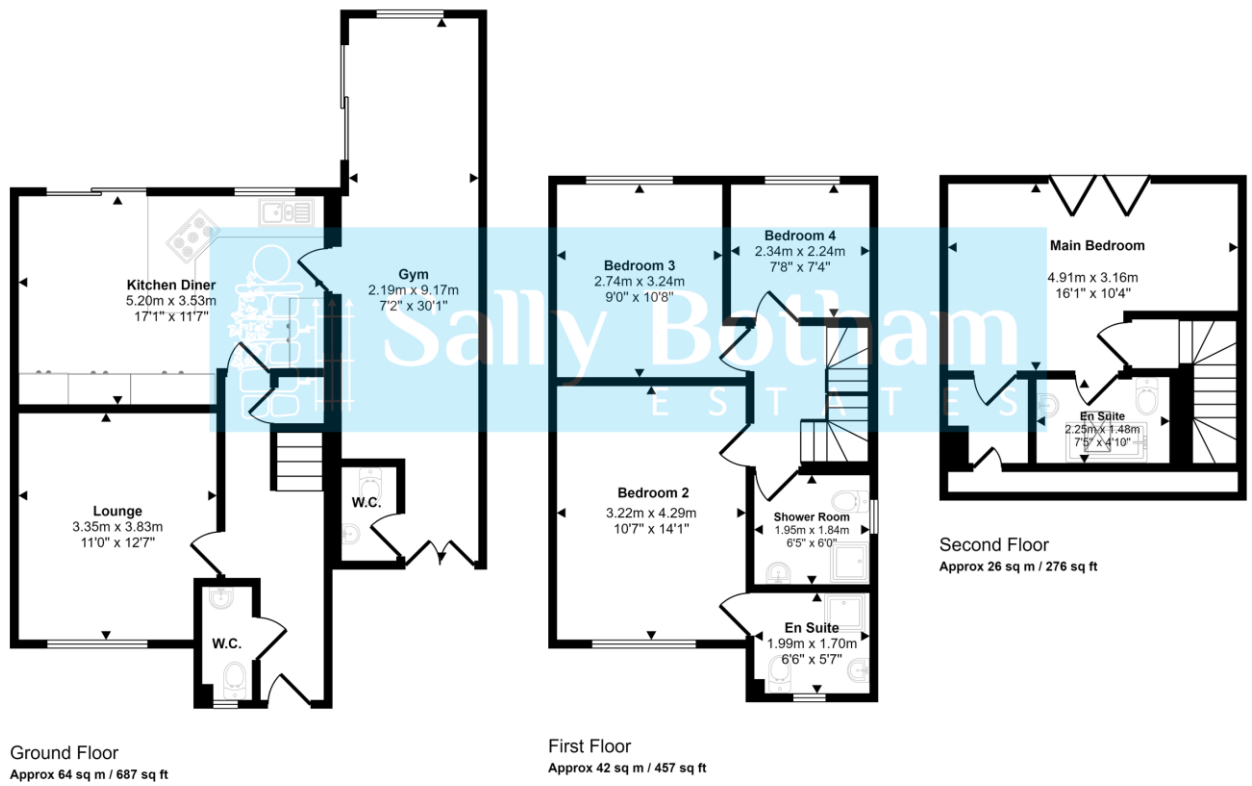
All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor 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



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx Gross Internal Area
132 sq m / 1421 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 Snappy 360.