



Sally Botham
E S T A T E S

27 Bank Road, Matlock

Derbyshire DE4 3NF

Tel 01629 760 899

Fax: 01629 760 701

Email: enquiries@sallybotham.co.uk

Web: www.sallybotham.co.uk



46 Masson Hill View, Matlock, DE4 3SG

£145,000

A well-presented semi-detached family home, ideally located on a quiet cul-de-sac, within easy reach of the town centre. The accommodation offers three bedrooms, family shower room, sitting room, and spacious dining-kitchen. There are gardens to front and rear and there is an allocated off-road parking space.

Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens, and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield (9 miles), Wirksworth (4.5miles) and Bakewell (8 miles). There is a branch line train station with a regular service to Derby and Nottingham.

Tel: 01629 760 899 Mobile: 07977 136687
www.sallybotham.co.uk



Entering the property via a composite entrance door, which is protected by a storm canopy set up on gallows brackets, and opens to:

RECEPTION HALLWAY

Having a staircase rising to the upper floor accommodation, central heating radiator, and doors opening to:

GROUND FLOOR WC

With front-aspect UPVC double-glazed window with obscured glass, and suite with close-coupled WC and corner-mounted wall-hung wash hand basin with tile splashback. There is a central heating radiator.



SITTING ROOM 3.59m x 4.83m

A light and spacious room having front-aspect UPVC double-glazed windows, central heating radiators, and television aerial points. A door opens to a useful understairs storage cupboard. A further door leads to:

DINING-KITCHEN 4.62m x 2.76m

A good-sized room with rear-aspect double-glazed windows overlooking the garden, and a half-glazed entrance door opening to the rear of the property. The room has a tiled floor and a good range of kitchen units in a light wood-effect finish with cupboards and drawers set beneath a granite-effect worksurface with a tiled splashback. There are wall-mounted storage cupboards. Set within the worksurface is a stainless sink with mixer tap, and a four burner gas hob, over which is an extractor canopy. Beneath the hob is a fan-assisted electric oven. Concealed within one of the cupboards is the gas-fired boiler which provides hot water and central heating to the property. The room has a central heating radiator, ample space for a family dining table, an integral washing machine (concealed within a cupboard), and space for a fridge freezer.



From the reception hallway, a staircase rises to:

FIRST FLOOR LANDING

Having an access hatch which opens to a partially-boarded loft space with a retractable ladder and light. A door opens to a cupboard over the head of the stairs which houses the hot water cylinder. Further doors open to:

BEDROOM ONE 2.48m x 4.05m

Having a front-aspect UPVC double-glazed window enjoying views over the surrounding properties to the open countryside that surrounds the town. The room has a central heating radiator and a television aerial point.

BEDROOM TWO 2.61m x 3.60m

With rear-aspect UPVC double-glazed windows enjoying views over the enclosed rear garden. The room has a central heating radiator and a television aerial point.



BEDROOM THREE 2.03m x 2.65m

With front-aspect double-glazed windows having similar views to bedroom one. The room has a central heating radiator with thermostatic valve and a television aerial point. This room would



make an ideal study / work-from-home space if not required as a bedroom.

FAMILY SHOWER ROOM 1.89m x 1.58m

A partially-tiled room with a rear-aspect UPVC double-glazed window with obscured glass. The room has a three piece suite with: double-width shower cubicle with mixer shower having monsoon rain head and handheld shower spray; wall-hung wash hand basin with mixer tap; and concealed-cistern dual-flush WC. The room has a chrome-finished ladder-style towel radiator and an extractor fan.

OUTSIDE

The property is approached via a gated pathway, to the side of which is an area of forecourt garden mainly laid to lawn. To the rear of the property is a delightfully private enclosed garden, with a flagged and gravelled terrace immediately to the rear of the property, where the doors open from the dining-kitchen. Beyond the terrace is an area of lawn with borders stocked with ornamental shrubs. There is an ornamental garden pond, timber garden shed, and aluminium greenhouse. A gated pathway leads across the rear of the neighbouring properties to a communal parking space at the end of the row, with an allocated space for number 46 and additional visitor parking.



SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

TENURE

The property is subject to a shared-ownership scheme on a 50-50 basis with Home Group Limited and as such there is a lease in place for the 50% owned by Home Group.

COUNCIL TAX BAND 'C'

DIRECTIONS

Leaving Matlock along the A6 towards Bakewell, upon reaching the Premier Inn turn right into Morledge, follow the road up the hill turning left at the T junction, take the second left turn into Masson Hill View and bear right at fork where the property can be found on the left hand side.



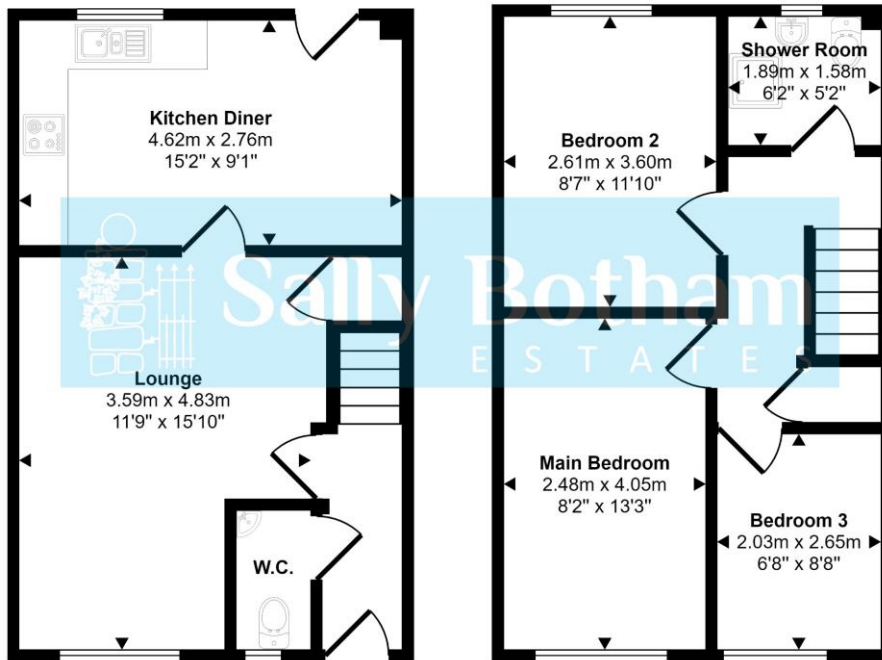
Disclaimer

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		90
(69-80) C	77	
(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	



Approx Gross Internal Area
72 sq m / 777 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.